Church of the Valley Memory Care and Education Facilities Project

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

PREPARED BY:

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OCTOBER 2018

M-GROUP

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CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES PROJECT
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Project Title:	Church of the Valley Memory Care and Education Facilities Project
Lead agency name and address:	City of San Ramon 2401 Crow Canyon Road San Ramon, CA 94583
Contact person and phone number:	Shinei Tsukamoto, Associate Planner (925) 973-2569
Project Location:	19001 San Ramon Valley Boulevard, San Ramon, California (APN 211-051-014)
Project sponsor's name and address:	Fulcrum Real Estate & Development, Inc. Dave Ford 475 Gate 5 Road, Suite 316 Sausalito, CA 94965
Property Owners:	American Baptist Church of the Valley, Inc. Pauline Alker 19001 San Ramon Valley Boulevard San Ramon, CA 94583
General Plan Designation:	Public and Semipublic
Zoning:	PS (Public and Semipublic)
Description of project:	The project proposes to subdivide the existing approximately 5.45-acre property into two separate parcels of approximately 1.53 acres and approximately 3.92 acres. An approximately 22,730-square-foot, single-story memory care facility would be constructed on the 1.53-acre lot. An 11,650-square-foot, two-story educational building and associated site improvements would be developed on the 3.92-acre lot. The existing Church of the Valley administrative offices and education facilities currently operating onsite would be retained. The educational facility would be expanded to accommodate 195 students preschool to 8th grade.
Surrounding land uses and setting; briefly describe the project's surroundings:	The project site contains the existing Church of the Valley and educational facility. The project site is surrounded by residential land uses to the north, south and west. To the east is San Ramon Valley Boulevard. Highway I-680 parallels San Ramon Valley Boulevard.
Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreements):	California Department of Fish and Wildlife: Streambed Alteration Agreement (if required) Central Contra Costa Sanitation District
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?	No California Native American Tribes have requested notification pursuant to Public Resources Code 21080.3.1.

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CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES PROJECT
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

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1. INTRODUCTION

LEGAL AUTHORITY

This Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Church of the Valley Memory Care and Education Facilities Project (hereinafter referred to as the "project") has been prepared by the City of San Ramon as lead agency in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

This IS/MND is intended to inform City decision-makers, responsible agencies, interested parties and the general public of the proposed project and its potential environmental effects. This IS/MND is also intended to provide the CEQA-required environmental documents for all city, local and state approvals or permits that might be required to implement the proposed project.

CEQA Guidelines Section 15063(c) lists the following purposes of an Initial Study:

1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.
2) Enable an Applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby possibly enabling the project to qualify for a Negative Declaration.
3) Assist in the preparation of an EIR, if one is required.
4) Facilitate environmental assessment early in the design of a project.
5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
6) Eliminate unnecessary EIRs.
7) Determine whether a previously prepared EIR could be used with the project.

The City of San Ramon, as the lead agency, has conducted an Initial Study to determine the level of environmental review necessary for the proposed project. Consistent with Section 15070(b) of the CEQA Guidelines, the Initial Study identified potentially significant effects, but:

1) Revisions in the Project plans or proposal made by or agreed to by the applicant before a proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect would occur; and
2) There is no substantial evidence, in light of the whole record before the agency, that the Project as revised may have a significant effect on the environment.

Therefore, as the lead agency, the City of San Ramon has determined that a Mitigated Negative Declaration is the appropriate level of environmental review.

PUBLIC REVIEW

In accordance with CEQA and the state CEQA Guidelines, a 30-day public review period for the Church of the Valley Memory Care and Education Facilities Project commenced on November 8, 2018 and will conclude on December 7, 2018. This IS/MND has been distributed to the State Clearinghouse, interested or involved public agencies, organizations, and private individuals for review.

The IS/MND has been made available for public review at the following locations:

City of San Ramon
Planning/Community Development Department
Planning Services Division
2401 Crow Canyon Road
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

Dougherty Station Library
17017 Bollinger Canyon Road
San Ramon, CA 94582
Hours: 10 a.m. to 8 p.m., Monday and Thursday;
10 a.m. to 5 p.m., Friday and Saturday, and
12 p.m. to 8 p.m. Tuesday and Wednesday

San Ramon Community Center
12501 Alcosta Boulevard
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

San Ramon Senior Center
9300 Alcosta Boulevard
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

City of San Ramon, City Clerk
7000 Bollinger Canyon Road
San Ramon, CA 94583
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

Dougherty Station Community Center
17011 Bollinger Canyon Road
San Ramon, CA 94582
Hours: 8:30 a.m. to 5 p.m., Monday – Friday

San Ramon Library
100 Montgomery Street
San Ramon, CA 94583
Hours: 10:00 a.m. to 8 p.m., Monday – Thursday
10 a.m. to 5 p.m. Friday – Saturday
1 p.m. to 5 p.m. Sunday

The IS/MND is available online at the following link:
http://www.sanramon.ca.gov/cms/One.aspx?portalId=10826130&pageId=11192635

In reviewing the IS/MND and as articulated in Section 15204(a) of the CEQA Guidelines, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential impacts on the environment from the proposed project, and ways in which the significant effects of the project are proposed to be avoided or mitigated. Pursuant to Section 15204(b) of the CEQA Guidelines, such public agencies and persons should focus on the proposed finding that the Project will not have a significant effect on the environment. If public agencies or persons believe that the proposed project may have a significant effect, they should: 1) Identify the specific effect; 2) Explain why they believe the effect would occur; and 3) Explain why they believe the effect would be significant.

Finally, per Section 105204(c), reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.

Comments on the IS/MND should be submitted in writing and received by the City of San Ramon prior to the end of the 30 day public review period on Dec. 7, 2018. Written comments should be submitted to:

Shinei Tsukamoto, Associate Planner
City of San Ramon
Planning/Community Development Department
2401 Crow Canyon Road, San Ramon, CA 94583

Phone: 925.973.2569
Fax: 925.838.3231
Email: stsukamoto@sanramon.ca.gov

2. PROJECT DESCRIPTION

2.1. PROJECT LOCATION

The proposed project is located at 19001 San Ramon Valley Boulevard within the City of San Ramon, Contra Costa County, California (see **Figure 1: Regional Location**). The proposed memory care and education facilities would be located on 5.45 acres, consisting of one parcel, APN 211-051-014 (see **Figure 2: Project Vicinity**).

2. PROJECT DESCRIPTION

2.1. PROJECT LOCATION

The proposed project is located at 19001 San Ramon Valley Boulevard within the City of San Ramon, Contra Costa County, California (see **Figure 1: Regional Location**). The proposed memory care and education facilities would be located on 5.45 acres, consisting of one parcel, APN 211-051-014 (see **Figure 2: Project Vicinity**).

2.2. GENERAL PLAN AND ZONING

The City of San Ramon General Plan 2035 outlines a vision for San Ramon's long-range physical and economic development and resource conservation that reflects the aspirations of the community and the smart growth mandate. To ensure that this desired vision is realized, the General Plan has been designed to be internally consistent and cross-referenced with other documents, including the City's Zoning Ordinance. The project site exhibits a General Plan land use designation of Public and Semipublic (see **Figure 3: General Plan Land Use**).

The City of San Ramon Zoning Ordinance implements the goals and policies of the General Plan. Several different districts are identified in the Zoning Ordinance that are intended to, among other things, provide for a wide range of uses and implement the City's vision to enhance the character of the community, preserve and enhance critical environmental resources, and minimize hazards. The project site is zoned Public and Semipublic (see **Figure 4: Zoning**).

2.3. PROJECT DESCRIPTION

The subject project includes a proposal to subdivide the existing 5.45-acre property, located at 19001 San Ramon Valley Boulevard, into two separate parcels of 1.53 acres and 3.92 acres and redevelop it with a new memory care facility and an expanded educational facility (see **Figure 5: Site Plan**). The existing Church of the Valley sanctuary and administrative offices would be retained.

Existing Conditions

The 5.45 acre project site project contains the Church of the Valley facilities, driveways, parking and associated improvements. The project site currently contains an approximately 7,000-square-foot building for administrative offices and classrooms, a 7,500-square-foot main sanctuary building, paved parking lots, outdoor storage area, open space, and trees. Outdoor improvements include a playground, benches, walking path, and an existing pedestrian bridge that spans an ephemeral stream, Norris Creek. A number of mature protected oak trees (Q*. agrifolia and Q. lobate*) are located along the creek.

The open segment of Norris Creek is limited to the internal portion of the project site. The creek is fed by stormwater runoff and drainage of the residential subdivision and hillsides to the west of the property. An underground storm drain conveys stormwater runoff under Hawkins Drive and beneath the existing paved parking area on the project site to an outfall located adjacent to the existing sanctuary building. The open segment of Norris Creek meanders across the project site in a southeasterly direction before undergrounding to the existing storm drain near the southern driveway.

New Structures

The proposed project site plan and architecture are provided in the Church of the Valley Educational Expansion & Memory Care Architectural Review Board Planning Submittal Set, dated September 28, 2018 (**Appendix A**).

Memory Care Facility

Under the proposed project, an approximately 22,730-square-foot, single-story memory care facility and associated site improvements would be constructed on the 1.53-acre lot. The memory care facility would provide 29 units, 54 beds, a dining hall, kitchen, activity room, living room, country store, salon, and administrative offices. Approximately 29 employees would staff the memory care facility. The memory care building would have a height of 20' 7" from grade to top of roof. The finish materials for the façade include stucco (earth-tone colors), wood siding, stone veneer, and wood trim. The rooftop would be composed of cedar shingles and contain mechanical units for heating and cooling.

Associated site amenities serving the memory care facility would include a landscaped "memory garden" situated to the north of the memory care facility. It would provide a shallow water feature and walking paths, as well as, fruit trees, and a butterfly and herb garden.

Other site improvements would include a 156-square-foot generator, 500-square-foot trash enclosure, and other appurtenant improvements. A total of 16 parking spaces would be installed northeast of the new memory care facility.

Educational Building

An 11,650-square-foot, two-story educational building and associated site improvements would be developed on the 3.92-acre lot. A metal stairway with guardrails and handrails would be installed on the exterior of the two-story building. The educational building would have a height of 29' 1" from grade to top of roof. The architecture would be modern in style with finish materials including cement plaster with paint finish (earth-tone colors), natural wood, and stainless steel. The educational building would contain a wood roof, aluminum windows with insulated glazing finish, and an aluminum entry door. A mechanical unit would be installed on the ground floor for heating, cooling and climate control purposes.

The capacity of the existing education facility would be expanded to accommodate 195 students from preschool to 8th grade. Approximately 17 staff members would serve the new students.

Associated site improvements include the installation of a parking lot and an enclosed playground. The new parking lot would be located south of the new educational building and contain 36 spaces for automobiles and four spaces for motorcycles. Bicycles racks would be located proximate to the school building at the southern elevation. One playground would be enclosed with a 4' high fence with vegetative screening and feature play structures, picnic tables, permeable play surface, and a canopy shade structure. The existing grassy area currently used by the school, consist of an approximately 20,000-square-foot lawn area, would remain and continue to be used for games and recess.

Access and Parking

The project site would continue to be accessed via two existing driveways from San Ramon Valley Boulevard. The southernmost driveway would be expanded to be 25 feet in width, and extended to the rear of the property. The expanded driveway would provide emergency vehicle access (EVA) to the project site, as well as access to the proposed memory care building. A new 25-foot-roadway for internal access with parking spaces would be constructed along the eastern portion of the project site, connecting the two existing driveways.

The project site will include a total of 154 parking spaces including accessible parking stalls. Motorcycle and bicycle parking spaces will be provided adjacent to the Educational Building along the southern elevation.

Landscaping

The preliminary planting plan includes trees, shrubs, groundcover, and vines. A total of 73 native and ornamental trees would be planted on the project site. Screening vegetation is proposed along the eastern and southern boundaries of the memory care building. Landscaping and bio-retention planters are proposed along the frontage of each building. Hardscape elements would include concrete paths and decorative concrete paving. Landscape areas will provide aesthetic value, define entryways, establish buffers and will serve as stormwater retention facilities.

As described above, both the educational building and memory care facility will be supported by complimentary landscaped areas specific to the respective uses; the memory care facility will include a "memory garden" and the educational building will be supported by two playground areas to serve the student body.

The existing wooden fence along the eastern and southern perimeter of the project site would be replaced with a 7-foot-tall concrete masonry unit wall, wooden fence or similar screen wall.

Utilities

New utilities will be installed within the project site. The new utilities would connect to existing utilities within the project site, which then connect to the existing utilities within San Ramon Valley Boulevard.

New sanitary sewer lines will be installed from the proposed educational building and memory care facility building. The new sanitary sewer lines will connect to the existing 6-inch sanitary sewer line within the project site, which conveys flows to San Ramon Valley Boulevard and then to the wastewater plant for treatment.

Two new water lines will be installed within the northern portion of the project site to serve the new educational building. One domestic water line would be installed along the northern side of the new building, extend northward, extend eastward, and connect to the existing 6-inch water line within the project site. One fire service water line would be installed along the northern side of the new building, extend northward, extend eastward and connect to the existing 12-inch water main in San Ramon Valley Boulevard. Both pipelines will be installed approximately 3 feet below the ground surface.

Two new water lines will be installed within the southern portion of the project site to serve the new memory care facility. One domestic water line will be installed along the eastern side of the new building, extend eastward, and connect to the existing 8-inch water main within San Ramon Valley Boulevard. One fire service water line will be installed along the eastern side of the new building, extend eastward, and connect to the existing 8-inch water main in San Ramon Valley Boulevard. Both pipelines will be installed approximately 3 feet below the ground surface.

The project will include new storm drainage infrastructure to accommodate the change in impervious surfaces that will result from development. Onsite improvements will capture storm water runoff via new storm drain pipes. The new storm drain pipe for the educational building will extend from the new buildings and convey flows to bio-retention planters for filtration. Stormwater runoff would discharge to bio-retention planters for filtration prior to discharging to the City's storm drain system.

Site Preparation and Construction

For the purpose of this analysis, it is assumed that site preparation and construction would occur within approximately 12-months. Site preparation will initiate with the removal of existing impervious surfaces, vegetation, and trees where new development is proposed.

An Arborist Report was prepared by Katie J. Krebs, Certified Arborist in November 2017, with addenda in January, June, and July of 2018 (see **Appendix B**). Of the 87 trees included in the detailed tree inventory, 46 are considered "Protected" according to the City of San Ramon Tree Preservation and Protection Ordinance. The project proposes the removal of a total of 19 trees, 13 of which are protected. The trees proposed for removal include: six (6) Coast redwoods; two (2) Sweet gums; one (1) Coast live oak; three (3) Crape myrtles; three (3) Raywood ashes; and four (4) London planes.

Site grading will result in the distribution of soil across the site to achieve level topography where new building foundations, driveways and parking areas are proposed. The project will not require import or export of soils.

Following completion of grading activities, infrastructure improvements and building foundations will be constructed. Site and foundation preparation is assumed to use post-tensioned mat foundations or conventional footings with slab-on-grade. Utilities, storm drains and catch basins will be trenched and installed. As all public utilities currently extend to the project site, improvements will be limited to the installation of new laterals and tie-ins to connect to the existing water, sewer, power, and gas services in place within San Ramon Valley Boulevard.

Construction equipment expected to be utilized during site preparation and grading includes tractors, backhoes, haul trucks, graders, pavers and water trucks. All material and equipment would be staged on-site and at least 10 feet from the creek top of bank, or through issuance of an encroachment permit, at abutting right-of-ways.

The existing building for administrative offices and classrooms and main sanctuary building will be retained onsite and will maintain operating hours during construction activities. There will be a construction fence that surrounds the entire construction area. Construction activities will only occur during allowed construction hours and will use designated construction access points.

Operation

The Memory Care facility would operate 24 hours a day with residents living on-site full time. The use would be supported by administrative staff, culinary staff, housekeeping staff and medical nurses and technicians. The typical number of staff persons on site in the daytime would be 30 employees, with 6 employees on site during nighttime shifts. Based on information provided by the applicant, the anticipated employee shift times would be scheduled to avoid morning and afternoon peak hours to limit project contributions to traffic congestion. Visitation is capped at 7 visitors during weekdays and no more than 10-12 guests on a weekend day (or 5 at a given time). As such total site trips are expected to amount to a total of 70 arrivals and departures on a typical day.

The proposed school would operate during normal school hours, generally between the hours of 7 am to 5 pm. The preschool would serve children year round between the ages of 6 months and 4 years in age. The elementary and middle school would operate on a typical school calendar, approximately 180 school days and would serve students from Kindergarten to 8th Grade. Combined, the preschool and elementary school would contain 195 students and 17 staff members. Class starting times would be staggered to limit traffic and streamline queuing. The school would have occasional evening events for students, families and the community.

Required Discretionary Actions

The project requires the following discretionary entitlements from the City of San Ramon:

- Minor Subdivision (MS 17-910-001): To subdivide the existing 5.45-acre property into two parcels of 1.53 acres and 3.92 acres.
- Development Plan (DP 17-300-011) and Architectural Review (AR 17-200-051): To develop a 22,730 square-foot single story Memory Care Facility with 54 beds and a 11,650 square-foot, two-story building for educational purposes and associated site improvements.
- Land Use Permit (LUP 18-500-003): To reduce the required parking spaces from 223 to 154.
- Land Use Permit (LUP 17-500-004): To operate a memory care facility, which is classified as a Residential Care Facility for the Elderly, with 54 beds.
- Minor Use Permit (MUP 17-501-028): To repeal the existing Minor Use Permit (MUP 14-501-014) authorizing the operation of an elementary school for K-5th grade age group up to 80 children, and increase the school capacity to 135 children for K-8th Grade age groups.
- Minor Use Permit (MUP 18-501-002): To allow an outdoor storage facility on the 3.92-acre lot for the Church.
- Land Use Permit (MUP 18-500-004): To operate a preschool for up to 60 children at the proposed Education facility.
- Tree Removal Permit to remove 19 trees including 13 protected trees.

2.4. CITY OF SAN RAMON GENERAL PLAN AND EIR

The City's General Plan guides all development within City limits. The City of San Ramon General Plan 2035 was adopted on April 28, 2015. The addendum to the General Plan 2030 EIR documents that the 2035 General Plan Update does not result in any new significant environmental impact or substantially more sever environmental impacts relative to what was identified and analyzed in the 2030 General Plan.

The San Ramon General Plan 2035 serves the following purposes:

- Outlines a vision for San Ramon's long-range physical and economic development and resource conservation that reflects the aspirations of the community and the smart growth mandate of Measure G (1999);
- Provides strategies and specific implementing actions that will allow this vision to be accomplished;
- It establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental resources, and minimize hazards; and
- Provides the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, the Capital Improvement Program (CIP), specific plans, etc.

Tiering – San Ramon General Plan EIR

The General Plan EIR reviewed potentially significant environmental effects resulting from plan implementation and developed measures and policies to mitigate impacts. Nonetheless, significant and unavoidable impacts were determined to occur under the General Plan. Therefore, the City adopted a statement of overriding considerations, which balance the merits of approving the plan despite the significant environmental effects. The effects identified as significant and unavoidable in the General Plan EIR are:

- **Air Quality Plan:** Population and employment growth contemplated by the General Plan 2035 would exceed 2035 projections issued by the Association of Bay Area Governments (ABAG). The Bay Area Air Quality Management District in developing the Clean Air Plan 2010 and other regulating planning documents uses ABAG projections. This inconsistency is considered a significant and unavoidable impact due to conflict with the regional Air Quality Management Plan.
- **Cumulative Criteria Pollutants:** Development and land use activities contemplated by the General Plan 2035 may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors). This is considered a significant and unavoidable impact.
- **Growth Inducement:** Population and employment growth contemplated by the General Plan 2035 would exceed ABAG's 2035 projections and, therefore, is considered a significant growth-inducing impact. No mitigation is available to offset growth inducement. Therefore, this is considered a significant and unavoidable impact.

Because CEQA discourages "repetitive discussions of the same issues," this environmental document tiers off of the San Ramon General Plan 2030 EIR (SCH No. 2000082002), and examines site-specific impacts of the proposed project.

An Addendum was prepared for the City of San Ramon General Plan 2035 on November 25, 2014. The addendum to the General Plan 2030 EIR documents that the 2035 General Plan Update does not result in any new significant environmental impact or substantially more sever environmental impacts relative to what was identified and analyzed in the 2030 General Plan.

A copy of the City of San Ramon General Plan and EIR are available at the Planning/Community Development Department, 2401 Crow Canyon Road, San Ramon, CA 94583, during normal business hours and/or online at:

http://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/general_plan

2.5. NEIGHBORHOOD/COMMUNITY OUTREACH

The Church of the Valley met with adjacent property owners and held community meetings to inform the community of the project and receive feedback. At these meetings the Church of the Valley provided an overview of the proposed project, answered questions and provided contact information for follow-up inquiries.

The City of San Ramon has held a number of public meetings and workshops to discuss the subject project. A concept review meeting was held before the Planning Commission on January 17, 2017. The Architectural

Review Board reviewed the project on February 8, 2018, June 21, 2018, August 9, 2018, and September 13, 2018. The project was considered by the Planning Commission on March 20, 2018 for a Study Session and on May 1, 2018 for a workshop, with a notice to property owners within a 300 foot radius of the project site, approximately 10-days prior to the meetings.

These meetings allow members of the Planning Commission, Architectural Review Board and members the public to consider the preliminary project and provide comments on the site layout, architectural design, and materials. Comments received during public meetings include the following:

1) Creek setback for both Memory Care Facility and Education Facility
2) Rear yard/side yard setback for project
3) Traffic increase on San Ramon Valley Boulevard during morning and afternoon (related to school start/end times)
4) Noise levels from second floor of Educational building
5) Increase of crime, traffic, and parking problems in surrounding neighborhoods during special school events

The proposed project site plan underwent a number of refinements and modification to reflect input received during the neighborhood and community outreach meetings, and City of San Ramon public meetings, study sessions and workshops. Modifications and refinements reflected in the proposed site plan include the following:

1) Locates footprint of both new buildings (Educational and Memory Care) outside of the 100 foot creek setback
2) Memory Care Facility achieves a 15 foot setback from rear and side yards consistent with residential setback standards and provides screening landscape within the setback area.
3) Drive aisles and parking provide queuing onsite and start/end times for student are staggered.
4) Enclosed portion of second floor breezeway (Educational building)

2.6. CALIFORNIA NATIVE AMERICAN TRIBAL CONSULTATION

In accordance with PRC Section 21084.2, lead agencies are required to consider Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register, or the Lead agency, at its discretion, chooses to treat resources as such. In accordance with PRC Section 21080.3.1(b)(1), to date, no California Native American tribes have requested to the City of San Ramon, in writing, to be informed by the City through formal notification of proposed projects in the City of San Ramon.

As stated in Section 5.18 Tribal Cultural Resources, Evans & De Shazo sent letters on May 9, 2018 to representatives of the following tribal organizations based on the contact list received from the NAHC: Amah Mutsun Tribal Band of Mission San Juan Bautista; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; North Valley Yokuts Tribe; The Ohlone Indian Tribe; and Wilton Rancheria. No responses have been received to date.

2.7. OTHER PUBLIC AGENCY REVIEW

The project requires approval from the following public agencies:

- Department of Fish and Wildlife (1600)
- Contra Costa Sanitation District

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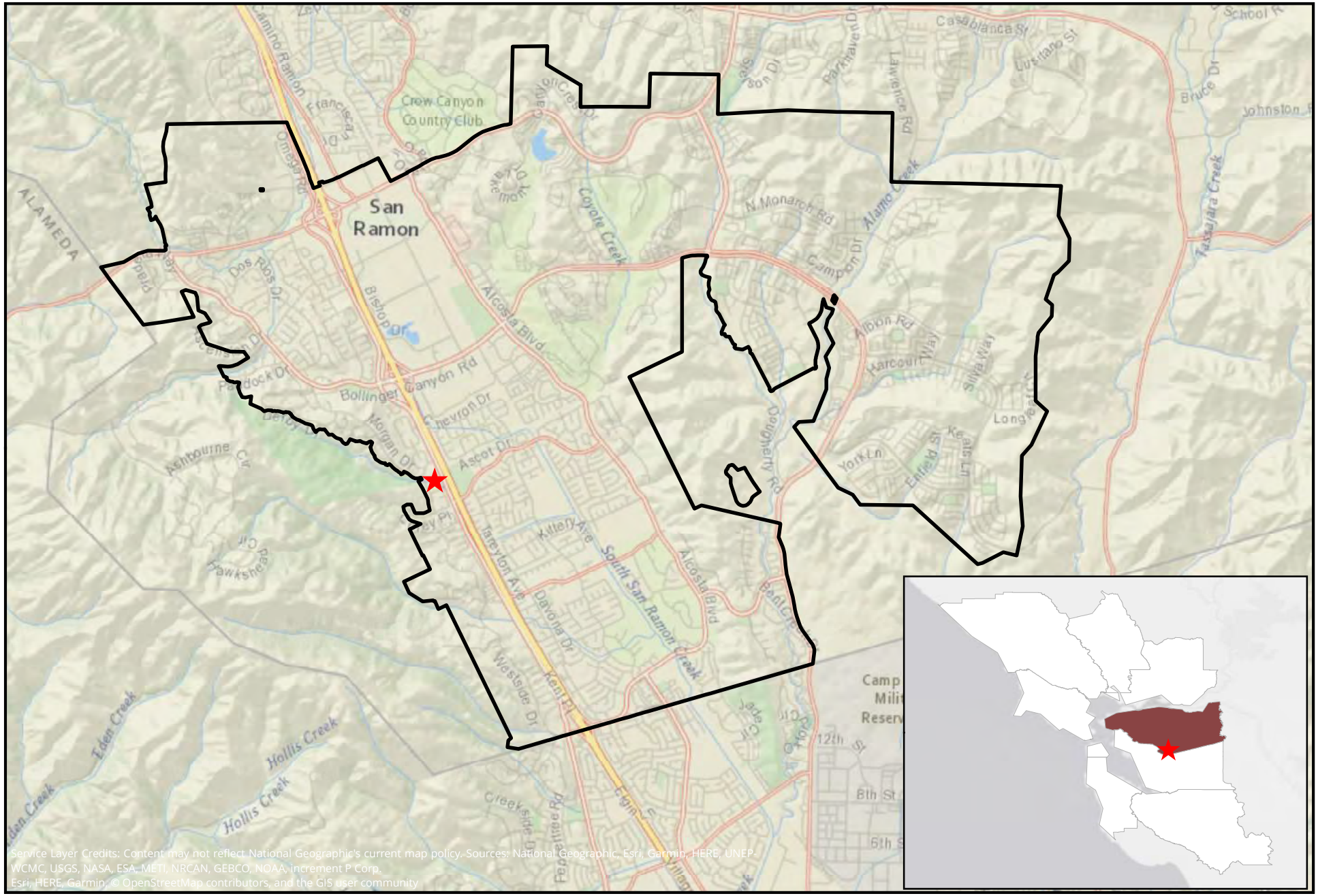
FIGURE 1



CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES: REGIONAL LOCATION

0 0.45 0.9 1.8 Miles

Data source: Contra Costa County GIS

PROJECT SITE

CITY OF SAN RAMON

CONTRA COSTA COUNTY

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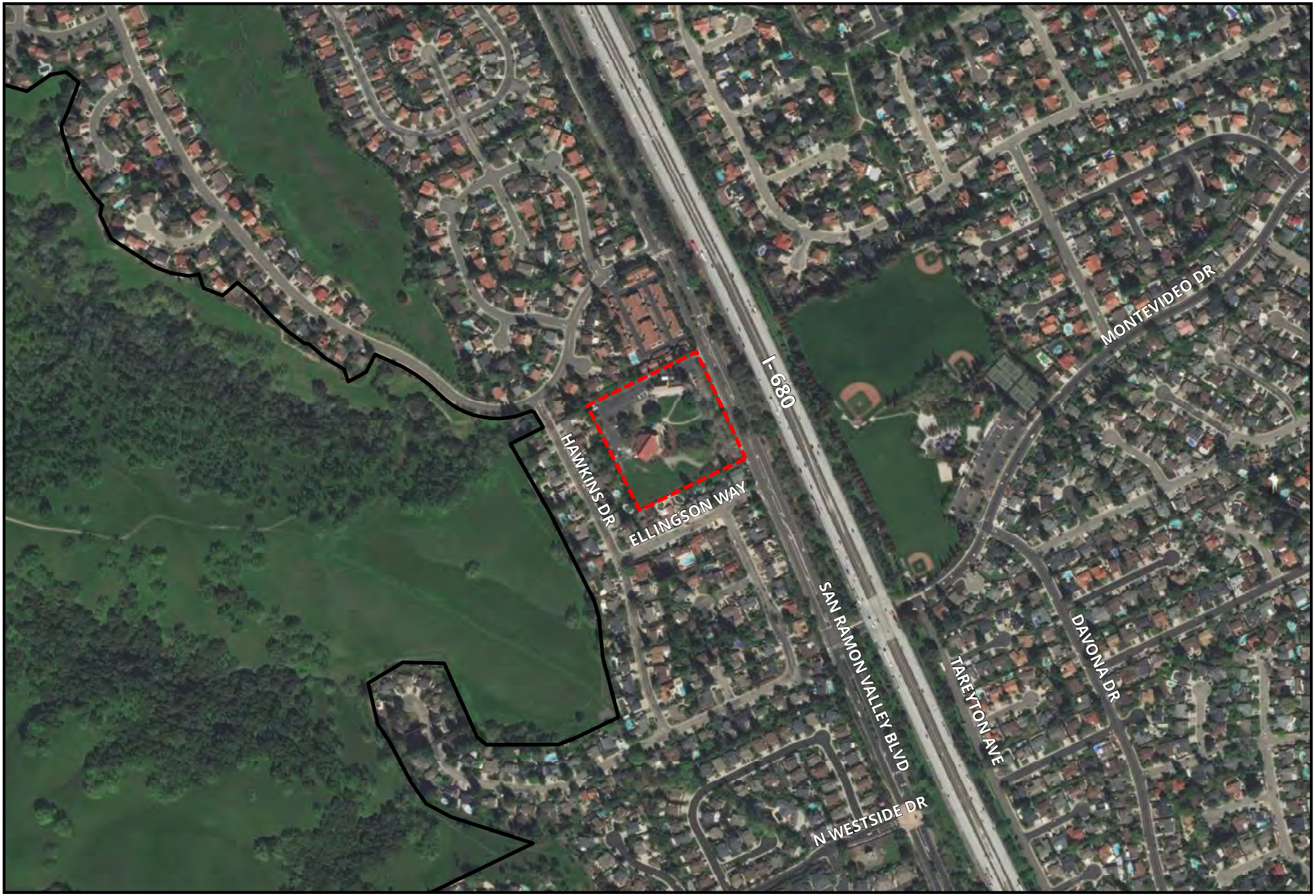
FIGURE 2



CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES: PROJECT VICINITY

0 0.05 0.1 0.2 Miles

N

Data source: Contra Costa County GIS

CITY OF SAN RAMON

PROJECT SITE

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FIGURE 3

CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES: GENERAL PLAN LAND USE

0 0.05 0.1 0.2 Miles

Data source: Contra Costa County GIS, City of San Ramon

- HILLSIDE RESIDENTIAL
- SINGLE FAMILY-LOW MEDIUM DENSITY
- SINGLE FAMILY-MEDIUM DENSITY
- MULTIPLE FAMILY-HIGH DENSITY
- PUBLIC AND SEMIPUBLIC
- OPEN SPACE
- PARKS
- CITY OF SAN RAMON
- PROJECT SITE
- PARCELS

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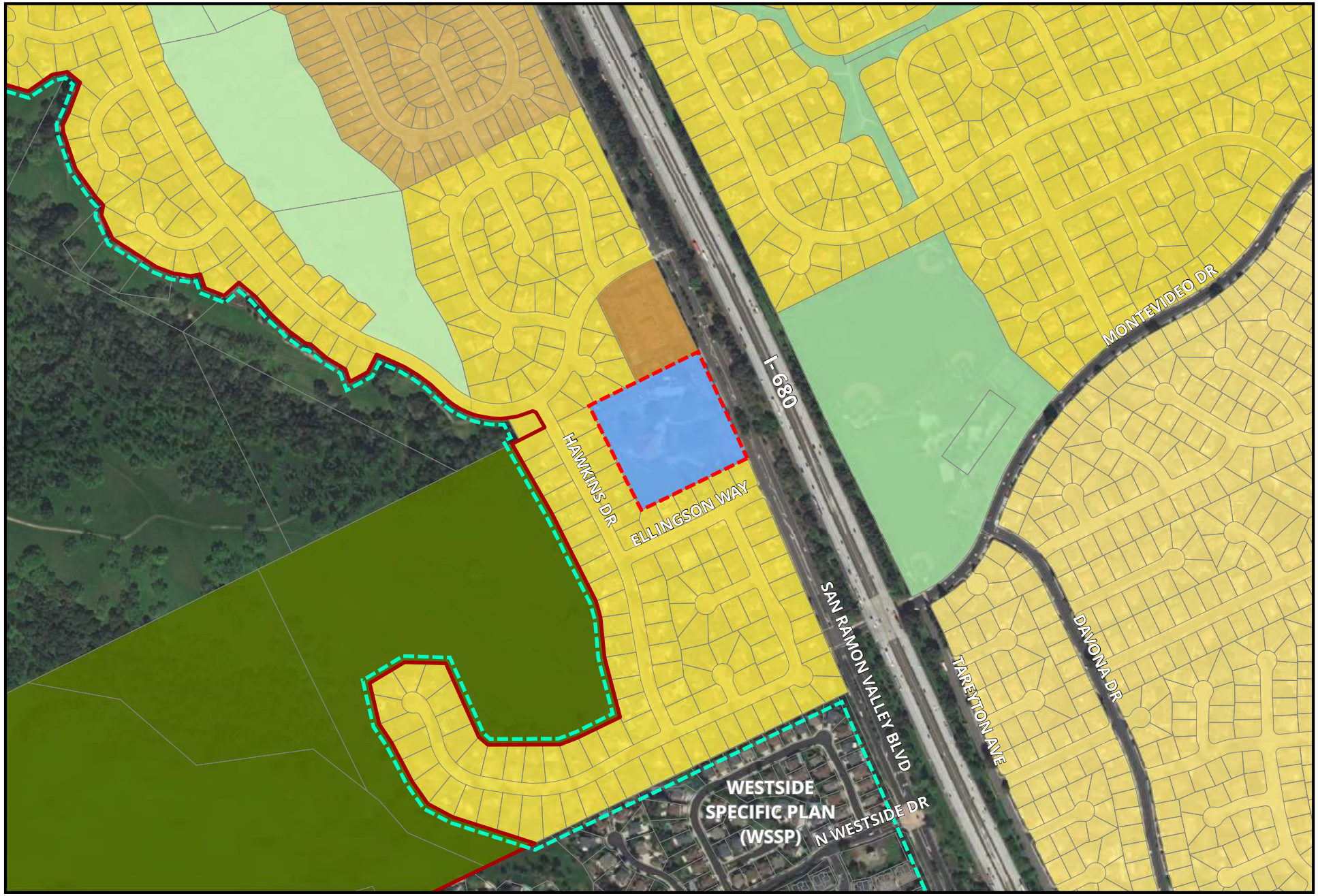
FIGURE 4



CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES: ZONING DESIGNATIONS

0 0.05 0.1 0.2 Miles

Data source: Contra Costa County GIS, City of San Ramon

- OPEN SPACE (OS-1)
- PARKS AND RECREATION (P)
- PUBLIC AND SEMIPUBLIC (PS)
- SINGLE-FAMILY RESIDENTIAL (RS-10)
- SINGLE-FAMILY RESIDENTIAL (RS-7)
- SINGLE-FAMILY RESIDENTIAL (RS-D)
- MEDIUM-HIGH DENSITY RESIDENTIAL (RMH)
- AGRICULTURAL PRESERVE (A-4)
- SPECIFIC PLAN AREA
- CITY OF SAN RAMON
- PROJECT SITE
- PARCELS

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FIGURE 5

CHURCH OF THE VALLEY MEMORY CARE AND EDUCATION FACILITIES: SITE PLAN

0 0.01 0.02 0.04 Miles

Data source: Contra Costa County GIS; Douglas Pancake Architects, 9.28.2018, Sheet A1 Site Plan

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3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is less than significant with mitigation incorporated, as indicated by the checklist on the following pages.

Aesthetics	☐	Greenhouse Gases	☐	Public Services	☐
Agricultural & Forestry	☐	Hazards & Hazardous Materials	☐	Recreation	☐
Air Quality	☒	Hydrology / Water Quality	☒	Transportation / Traffic	☐
Biological Resources	☒	Land Use / Planning	☐	Tribal Cultural Resources	☐
Cultural Resources	☒	Mineral Resources	☐	Utilities / Service Systems	☐
Energy	☐	Noise	☒	Mandatory Findings of Significance	☐
Geology / Soils	☒	Population / Housing	☐		

The CEQA Initial Study (IS) Checklist and written explanations are provided in Section 5 below. The IS Checklist and narrative indicate the level of significance of the potential environmental effects of the proposed project upon each of the noted environmental resources.

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4. DETERMINATION

(TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.	**X**
I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	
I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

10.11.18

Signature: Shinei Tsukamoto, Associate Planner **Date**

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5. EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relating to each aspect of the environment.

5.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035 and General Plan EIR (Figure 3.1-1); Biological Resource Analysis, prepared by Monk & Associates, December 5, 2017; Arborist Report, prepared by Katie J. Krebs, November 14, 2017 inclusive of Addendum No. 1 (January 22, 2018), Addendum No. 2 (June 6, 2018), and Addendum No. 3 (July 10, 2018); and Church of the Valley Site Plans, Planning Submittal Set, September 28, 2018, and California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, Accessed April 20, 2018.

Existing Aesthetics Setting:

The City of San Ramon is located in the San Ramon Valley, which trends north-south and along both the east and west sides of Interstate 680 (I-680), which is designated as a state scenic highway from the Alameda County line to State Route 24, in Contra Costa County. Mount Diablo is located approximately six miles to the northeast of San Ramon. Rising over 3,800 feet, it is the most prominent natural visual feature in the area. After Mt. Diablo, Wiedemann Hill is the most prominent feature, with an elevation of 1,850 feet.

As described in the San Ramon General Plan 2035, the City's most prominent visual resources are the hills to the west and Mt. Diablo and its foothills. Other natural visual amenities include San Ramon Creek within the Crow Canyon subarea, San Catanio Creek along Norris Canyon Road, and the Dougherty Hills ridgeline. The General Plan identifies the following gateways: major entries at the freeway interchanges and secondary entries where streets enter San Ramon from its neighbors, Danville and Dublin.

Exhibit 3.1-1 of the General Plan EIR depicts visual resources designated for protection, which consist of ridgelines and creek corridors. Within the project site, the creek is identified as a resource conservation area, a 100-foot setback is typically required from creeks. Development projects near creeks are subject to review and consideration by the decision making body to determine the appropriate site specific setbacks. (Also, see Section 5.4 Biological Resources for a detailed discussion regarding the creek's habitat value and Section 5.11 Land Use for a discussion regarding the creek's setback.)

The project site slopes gently downward from west to east and is developed with a church sanctuary, an administrative building, a fenced playground and grass playing field, an asphalt paved parking lot, drive aisle, and a hard-packed, graveled overflow parking area. An open portion of Norris Creek bisects the project site running from northwest to southeast. The remainder of the project site contains a manicured lawn, ruderal grass, ornamental trees, and native trees such as coast live oaks and valley oaks.

The project would retain existing facilities and introduce a new single-story memory care facility, two-story educational building, and associated site improvements on the project site. Under the proposed project, 19 trees will be removed to accommodate the proposed development, thirteen (13) of which are considered *Protected* per the City of San Ramon Zoning Ordinance. (See Section 5.4 Biological Resources for a detailed discussion regarding tree removal.)

The proposed project is subject to architectural review to ensure that the architectural design of the new structures, their materials, and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located, in accordance with San Ramon's Architectural review standards, which are found in Section D6-22 of the Zoning Ordinance.

Aesthetics Impact Discussion:

5.1(a) (Effect a Scenic Resource or Vista) Less Than Significant Impact: A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The San Ramon General Plan 2035 identifies the majority of visual resources as hillsides and creek corridors, with Mount Diablo being the most prominent natural visual feature in the area.

In the vicinity of the subject property, the majority of views along San Ramon Valley Boulevard are of street trees, other landscaping, concrete decorative walls, and residences, with some long-range views of surrounding hillsides to the west. In the existing condition, views of the subject property looking west from San Ramon Valley Boulevard include a parking lot, trees, the existing structures, and intermittent views of the hillsides in the distance.

The new single-story memory care facility and two-story educational building would be similar to the massing and height of the existing church sanctuary and administrative building onsite. The educational building would be placed near the rear of the property line, west of the existing administrative building. As such, the new educational building is not expected to affect views of the surrounding hillsides from San Ramon Valley Boulevard.

The memory care facility would be placed near the rear of the property line, set back approximately 250 feet from San Ramon Valley Boulevard. The proposed memory care facility would not alter views of the surrounding hillsides to the west from San Ramon Valley Boulevard, because long-range views

of the ridgeline are already partially obscured by existing vegetation and developments. As such, introduction of the proposed memory care facility would not substantially alter views at this location in a manner that adversely affects scenic vistas or viewpoints.

The new memory care facility and educational building are not expected to significantly affect views of Mt. Diablo or other hills to the east, as viewed from Hawkins Drive and the residences to the west and south of the project site, as views of those features are currently obscured by existing trees and residences.

The General Plan calls out several policies to preserve and enhance scenic and visual characteristics, including an effective balance of San Ramon's identity with urban growth. Implementing Policy 4.8-I-8 identifies development review as a mechanism to ensure new development preserves and enhances views of natural landscape and surrounding hillside.

Although views of the subject property from San Ramon Valley Boulevard will be somewhat changed by the proposed development, the project would not adversely impact views of ridgelines, creeks or substantially alter hillsides that are readily visible from this roadway. Likewise, the proposed project would not adversely impact views of ridgelines, as viewed from the surrounding residential land uses to the south or west of the project site. Therefore, impacts associated with scenic vistas will remain less than significant.

5.1(b) (Scenic Resources from Designated Scenic Highway) No Impact: Although I-680 located east of the project site is designated as a state scenic highway, no scenic resources would be affected by project implementation. The project would not significantly damage trees, rock outcropping, historic buildings, or cut into any hillsides (which are a visual resource pursuant to the San Ramon General Plan). Surrounding views as seen from I-680 will not be affected as a result of the proposed project, since existing landscaping acts as a visual buffer between the highway and project site. Therefore, no impacts would occur under this criterion.

4.1(c) (Degrade Visual Character) Less than Significant Impact: The proposed project is located within an urbanized portion of San Ramon and would implement development anticipated by the San Ramon General Plan. As proposed, the project conforms to Implementing Policy 4.8-I-2, which requires that the design, location, and size of new development blends with the environment and the site's natural features. The policy also calls for new buildings to be positioned so that trees, Creekside vegetation, scenic views, and other natural resources are preserved.

In compliance with Implementing Policy 4.8-I-2, the site plan has been designed in a manner that minimized conflicts with Norris Creek. New buildings have been sited at the rear of the subject property, and outside of the 100-foot setback from the centerline of Norris Creek. The memory care facility would have a height of 20' 7" (roof peak) and the educational building would have a height of 29' 1," which are similar in size and scale to the surrounding development. The finish materials for the buildings would include stucco/cement plaster with earth-tone colors, to blend with the environment and site's natural features.

The proposed project would construct a 7-foot-tall concrete masonry unit wall or similar screen wall/fence along the eastern and southern perimeter of the project site. This conforms to Implementing Policy 4.8-I-20, which requires all walls and fences to be designed to minimize visual monotony.

Although 19 existing on-site trees would be removed under the proposed project, 45 trees would be retained, and a total of 73 native and ornamental trees would be planted on the project site. Other on-site landscaping will be provided throughout the project site and along San Ramon Valley Boulevard, to minimize the visual impacts of the proposed buildings.

The project is within the bounds of the Urban Growth Boundary (UGB) and proposes to construct buildings that are compatible in scale, massing, design, and intensity with the existing surrounding development. The concrete masonry unit wall has been designed to minimize visual monotony. The planting of 73 trees and other landscaping onsite will provide a softening visual element. Therefore, the project will have a less than significant impact to the existing visual character or quality of the site and its surroundings.

5.1(d) (Light and Glare) Less Than Significant Impact: The project site is adjacent to existing development including residential land uses, San Ramon Valley Boulevard, and I-680, all of which are current sources of light and contribute to the ambient light conditions. Existing uses on the project site introduce light and glare from the operation of vehicles, as well as lighting from existing buildings and parking areas. The parking lot along the northern boundary of the subject property contains approximately 3 to 4 light poles 20 feet in height.

The proposed project will not substantially alter the light level or glare onsite relative to the existing condition. The current use of the site is a church, administration building, and school, with a large parking lot that is regularly used during the weekdays and on the weekend. The proposed memory care facility is a single story building with screening landscaping on the south and west side yards, and site lighting is provided along the driveway for the memory care facility with a minimal ambient light level. The project is located in an urban environment and will result in the intensification of use at the project site, but new lighting is not expected to substantially alter the ambient lighting levels.

Exterior lights installed in conjunction with the proposed project will result in a minimal increase of artificial light in the immediate vicinity. The proposed project will conform to San Ramon's Zoning Ordinance (Section D3-7 Outdoor Lighting), which specifies lighting standards for all new exterior lighting, such as the provision that outdoor lighting fixtures cannot exceed a height of 18 feet. Additionally, the Ordinance requires that a comprehensive lighting plan for the project be submitted for review by the Planning Department. A Preliminary Lighting Plan has been provided and generally shows the location and type of lighting proposed. The Preliminary Plan indicates that all proposed lighting within the project property minimizes light spillage onto adjacent areas.

With the proposed project, the level of activity and use will increase such that additional automobile headlights will be introduced to the project site relative to the existing condition. However, the turning movements will largely be the same as the proposed site access and circulation is similar to the existing condition. The introduction of the new building and structures onsite will block glare from headlight and preclude light emanating from headlights to interfere with adjacent properties. While new lighting will be introduced as part of the development, the additional lighting will not adversely affect day or nighttime views in the area and impacts from light and glare will be less than significant.

Mitigation Measures: None Required.

5.2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035; General Plan EIR; and California Department of Conservation Farmland Mapping and Monitoring Program.

Agricultural and Forestry Resources Setting:

Within the San Ramon Planning Area agricultural land uses are mostly located in Bollinger Canyon, the Westside foothills, and the Tassajara Valley. Grazing is the primary agricultural activity in all three of these areas. There are approximately 3,216 acres of important agricultural lands within the San Ramon Planning Area that are largely concentrated along the eastern edge of the Urban Growth Boundary (UGB) within the Tassajara Valley. Agricultural lands within the UGB are predominantly designated as farmland of "Local Importance" (3,054 acres), however; there are small portions of farmland that are designated as "Prime" (127 acres) and "Unique" (35 acres). The Planning Area does not hold any forestland or timberland as defined by Public Resources Codes.

According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the project site is designated as "Urban and Built-up." Lands adjacent to, and surrounding the project site are designated as "Urban and Built-up" (see **Figure C-1** in **Appendix C**). No portion of the project site is under a Williamson Act contract.

In accordance with the definition provided in California Public Resources Code Section 12220(g), "forest land" is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the preservation or management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreational facilities, and other public benefits. The project site is mostly developed and contains planted ornamental trees and a few native trees, primarily along Norris Creek. However, the trees on the project site do not meet the definition of forest land pursuant to Section 12220(g) of the Public Resources Code (see **Figure C-2** in **Appendix C**). None of the land within the project site is zoned as forest land, timberland zone, or timberland zoned Timberland Production.

Agricultural and Forestry Resources Impact Discussion:

5.2 (a-e) (Farmland Conversion, Williamson Act, Forestland, Timberland) No Impact: There are no forestlands, important farmlands, agricultural resources or agricultural preserves located within the project site and surrounding properties. The project site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not under Williamson Act contract. There are no forestlands, timberlands or such zoning on the subject site or vicinity. The proposed project would have no impacts to agricultural resources or forest uses, and would not result in the conversion of such lands since none exist on-site or in the immediate project vicinity. Therefore, the project would have no impact to agricultural and forestry resources.

Mitigation Measures: None Required.

5.3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐

d) Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; BAAQMD 2017 Bay Area Clean Air Plan; BAAQMD CEQA Guidelines May 2017; and Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, October 8, 2018.

Air Quality Setting:

The City of San Ramon is located within the San Francisco Bay Area air basin regulated by the Bay Area Air Quality Management District (BAAQMD). Air quality within the Bay Area Air Basin is influenced by natural geographical and meteorological conditions as well as human activities such as construction and development, operation of vehicles, industry and manufacturing, and other anthropogenic emission sources. The Federal Clean Air Act and the California Clean Air Act establish national and state ambient air quality standards respectively.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin, including the City of San Ramon. The BAAQMD operates a monitoring station on Alcosta Boulevard along the I-680 corridor where it records pollutant concentration levels for Oxides of Nitrogen (NO_x) and Ozone (O_3) in order to better characterize ozone levels in the Livermore Valley. During summer months, localized north winds often channel southward from Concord and Walnut Creek and pass through San Ramon before diverting east into the Livermore Valley, where the highest ozone values in the Bay Area occur. The BAAQMD Compliance and Enforcement Division routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable Federal, State, and BAAQMD regulations.

The Bay Area Air Basin is designated as non-attainment for both the one-hour and eight-hour state ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Bay Area Air Basin is also in non-attainment for the PM10 and PM2.5 state standards, which require an annual arithmetic mean (AAM) of less than 20 $\mu g/m^3$ for PM10 and less than 12 $\mu g/m^3$ for PM2.5. In addition, the Basin is designated as non-attainment for the national 24-hour fine particulate matter (PM2.5) standard and will be required to prepare a State Implementation Plan (SIP) for PM2.5. All other national ambient air quality standards within the Bay Area Air Basin are in attainment.

Air quality emissions of carbon monoxide (CO), ozone precursors (ROG and NOx) and particulate matter (PM10 and PM2.5) from construction and operation are evaluated pursuant to the BAAQMD CEQA Air Quality Guidelines established in May 2010[1] and updated in May 2017. With release of the 2017 Bay Area Clean Air Plan (CAP) and the associated EIR, it is expected that updated thresholds and guidelines may be developed in the near term. In the absence of updated guidelines and thresholds, based upon its own judgment and analysis, the City of San Ramon recognizes that these thresholds represent the best available scientific data and has elected to rely

1 Adopted by Board of Directors of the BAAQMD in June 2010 (Resolution No. 2010-6).

on BAAQMD Guidelines dated May 2017 in determining screening levels and significance.[2] BAAQMD air quality thresholds are presented in Table 1 below.

TABLE 1: AIR QUALITY SIGNIFICANCE THRESHOLDS

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NOx	54	54	10
PM10	82	82	15
PM2.5	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Single-Source Health Risks and Hazards for New Sources or New Receptors			
Excess Cancer Risk	> 10.0 per one million		
Chronic or Acute Hazard Index	> 1.0		
Incremental annual average PM2.5	> 0.3 µg/m^3		
Cumulative Health Risks and Hazards for Sensitive Receptors			
Excess Cancer Risk	> 100.0 per one million		
Chronic Hazard Index	> 10.0		
Annual Average PM2.5	> 0.8 µg/m^3		
Greenhouse Gas Emissions			

2 In March 2012, the Alameda County Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD 2010 CEQA Guidelines and cease dissemination until they complete an assessment of the environmental effects of the thresholds in accordance with CEQA. The Court found that the thresholds, themselves, constitute a "project" for which environmental review is required. In August 2013, the First District Court of Appeal reversed the Alameda County Superior Court's decision. The Court held that adoption of the thresholds was not a "project" subject to CEQA because environmental changes that might result from their adoption were too speculative to be considered "reasonably foreseeable" under CEQA. In December 2015, the California Supreme Court reversed the Court of Appeal's decision and remanded the matter back to the appellate court to reconsider the case in light of the Supreme Court's opinion. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The BAAQMD is currently working to update any outdated information in the Guidelines.

GHG Annual Emissions	Compliance with a Qualified GHG Reduction Strategy OR 1,100 metric tons or 4.6 metric tons per capita

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM10 = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (μm) or less, PM2.5 = fine particulate matter or particulates with an aerodynamic diameter of 2.5μm or less; and GHG = greenhouse gas.

The City's General Plan sets forth policies and programs to maintain and enhance air quality. Particularly applicable policies are:

POLICY 12.4-I-3: Analyze the air quality and climate change impacts of discretionary projects using applicable regulatory guidance; for example, the BAAQMD's CEQA Air Quality Guidelines.

POLICY 12.4-I-4: Use the City's environmental review process to impose appropriate mitigation measures on new development to reduce air quality and greenhouse gas emissions impacts.

POLICY 12.6-I-3: Require construction and grading activities to incorporate particulate emissions reduction measures.

Air Quality Impact Discussion:

5.3(a) (Conflict with Applicable Air Quality Plan) Less Than Significant Impact: The BAAQMD adopted the 2017 Bay Area Clean Air Plan (CAP) on April 19, 2017 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2017 CAP includes a wide range of control measures designed to decrease emissions of the air pollutants most harmful to Bay Area residents and which include particulate matter (PM), ozone (O_3), and toxic air contaminants (TACs). The CAP further endeavors to reduce emissions of methane and other "super-greenhouse gases (GHGs)" that are potent climate pollutants in the near-term and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

The proposed control strategy for the 2017 CAP consists of 85 distinct measures targeting a variety of local, regional, and global pollutants. The CAP includes control measures for stationary sources, transportation, energy, buildings, and agriculture, natural and working lands, waste management, water, and super-GHG pollutants. Implementation of some of the control measures could involve retrofitting, replacing, or installing new air pollution control equipment, changes in product formulations, or construction of infrastructure that have the potential to create air quality impacts.

The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general, a project is consistent if a) the project supports the primary goals of the CAP, b) includes control measures and c) does not interfere with implementation of the CAP measures.

The proposed project would have a less than significant impact due to a conflict with the Clean Air planning efforts since, a) the project supports the goals of the CAP in that it limits urban sprawl by proposing development within existing urban limits on an underutilized site; b) includes control measures to protect air quality during construction by implementing best control measures set forth by BAAQMD; and c) the proposed project would generate air quality emissions well below the BAAQMD criteria pollutant thresholds (see Section 5.3(b-c) below). Therefore, the project will have less than significant impacts due to a conflict with the regional air quality plan.

5.3(b-c) (Violate Air Quality Emission Standards) Less Than Significant with Mitigation: A project specific air quality assessment was conducted by Illingworth and Rodkin that quantified the emission levels projected to be generated from construction and operation of the Church of the Valley Memory Care and Education Facilities. The Air Quality Assessment prepared by Illingworth and Rodkin, October 8, 2018 is included in **Appendix D**. The following discussion provides a summary of the results.

Construction Activities

Construction activities include site preparation and the removal of vegetation, grasses, and trees, as well as grading and the construction of the memory care facility, educational building, and associated infrastructure. During construction activities, the project would generate temporary air pollutant emissions associated with site preparation, ground disturbance, the operation of heavy-duty construction equipment, workers traveling to and from the site, and the delivery of materials. These activities would create temporary emissions of fugitive dust from ground disturbance, and the release of toxic air contaminants, particulate matter, and ozone precursors (ROG and NOx) from combustion of fuel and the operation of heavy-duty construction equipment.

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions from construction related activities. Emission levels were compared relative to BAAQMD significance thresholds as identified in Table 1 to determine the project's potential to impact air quality. The project's land use types, size, and input values were entered into CalEEMod and include the following:

- "Congregate Care Facility" at 54 dwelling units, 22,991 square feet
- "Elementary School" at 195 students, 11,650 square feet
- "Parking lot" at 61 spaces
- 277 tons of paving demolition was estimated for the school expansion
- 151 round-trip cement truck deliveries during building construction
- 20 round-trip asphalt truck deliveries during paving

CalEEMod defaults based on land use size and type were used to determine construction related emissions. Default construction activities include demolition, site preparation, grading, building construction, paving, and architectural coating. Annual emission estimates for construction include both on- and off-site related activities where on-site typically includes construction equipment (tractors, loaders, graders), and off-site typically includes worker, hauling, and vendor vehicle trips. Based on the default construction schedule, activities, and equipment usage, the total project construction workdays (excluding weekend days) was estimated to be 269. Table 2 shows average daily construction emissions (total construction emissions/construction workdays) of ROG, NOx, PM_{10}, and $PM_{2.5}$. As indicated in Table 2, construction emissions would not exceed BAAQMD significance thresholds.

TABLE 2: CONSTRUCTION PERIOD EMISSIONS

	ROG	**NOx**	**PM_{10} Exhaust**	**$PM_{2.5}$ Exhaust**
Total Construction Emissions (tons)	0.54	2.2	0.12	0.12
Average Daily Emissions (lbs)	4.0	16.4	0.9	0.9
BAAQMD Thresholds (lbs/day)	*54*	*54*	*82*	*54*
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines; Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, August 31, 2018.

Project construction activities would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$, particularly during site preparation and grading. Sources of fugitive dust include disturbed soils on-site, hauling, and road dust. The BAAQMD CEQA Air Quality Guidelines consider contributions of fugitive dust to be less-than-significant if best management practices (BMPs) are implemented. As such, **Mitigation Measure AQ-1**, identified below, provides for a variety of dust control measures during construction activities including watering the project site, covering haul loads, limiting idling time, and reducing vehicle speeds on unpaved roads to no more than 15 miles per hour.

In addition the project shall implement **Mitigation Measure AQ-2**, which requires the development and implementation of a construction plan demonstrating that off-road equipment used on-site to construct the project would achieve a fleet-wide average 75 percent reduction, or more, in particulate matter exhaust emissions. Measure AQ-2 will ensure that exposure of onsite users and nearby neighbors to construction related air quality emissions are minimized to the greatest extent practicable. With implementation of Mitigation Measure AQ-1 (BAAQMD-recommended best management practices), and AQ-2 (75% reduction in particulate emissions), construction activities will have less than significant impacts to air quality related to construction emissions.

Operation

The proposed project will result in both stationary and mobile sources of emissions at operation. Although there are no new stationary "point sources" created (large emitters such as manufacturing plants), the project will result in area source emissions from use of natural gas, consumer products such as solvents, cleaners, and paints, and landscaping maintenance equipment. A majority of the operational emissions will result from the operation of vehicles traveling to and from the project site including families dropping off/picking up children at the new school, and new employees and visitors traveling to/from the memory care facility.

Operation of the project, which includes a memory care facility and educational building, is not expected to result in substantial air quality emissions. Lighting, electricity, water and wastewater energy related demands are expected to be minimal. Additionally, adherence to CALGreen ensures that all new buildings achieve the standard energy efficiency requirements under the latest building code (2016).

CalEEMod was used to predict emissions at full build-out of the project, with an expected operational year of 2021. Operational emissions were estimated using land use inputs as described in the construction related emissions section above. Additional trip generation values for memory care facility and elementary school were manually input into the model. A separate CalEEMod model was run, using the same inputs as the proposed project, to determine emissions at operation in 2021 for the existing 40-student elementary school. This analysis was used to generate the net annual emissions of the proposed project. Table 3 shows that criteria pollutants generated during operation of the project will be below BAAQMD thresholds and impacts to air quality as a result of the project at operation will be less than significant.

TABLE 3: OPERATIONAL EMISSIONS

	ROG	NOX	PM_{10}	$PM_{2.5}$
2021 Project Operation Emissions (tons/year)	0.37	0.91	0.62	0.17
2021 Existing Use Emissions (tons/year)	0.10	0.15	0.10	0.03
Net Annual Emissions (tons/year)	0.26	0.76	0.52	0.14
BAAQMD Thresholds (tons/year)	***10***	***10***	***15***	***10***
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**
2021 Project Operational Emissions (lbs/day)	2.0	5.0	3.4	0.9
BAAQMD Thresholds (lbs/day)	***54***	***54***	***82***	***54***
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**

Note: Analysis assumes 365-day operation

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines; Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, October 8, 2018.

Carbon Monoxide

The analysis also looked at carbon monoxide (CO) emissions generated by the project. High localized concentrations of CO are generally caused by congested intersections with large traffic volumes, including traffic generated by the project. Air pollutant monitoring data indicates that CO levels have been below State and federal standards in the Bay Area since as early as 1990. The region has been designated as attainment for the standard. The highest measured level over any 8-hour averaging period in the last three years in the Bay Area is less than 3.0 parts per million (ppm), compared to the ambient air quality standard of 9.0 ppm. Intersections affected by the proposed project would have traffic volumes less than the BAAQMD screening criteria and therefore would not cause a violation of an ambient air quality standard or have a considerable contribution to cumulative violations of these standards.

Emissions Summary

As identified above, the proposed project related construction and operational emissions would not result in a significant increase in criteria pollutants. Construction activities are expected to generate fugitive dust and emit ozone precursors, which would contribute to cumulative levels for which the region is in non-attainment. In order to mitigate these potential impacts, Mitigation Measure AQ-1 and AQ-2 shall be implemented by the project. With implementation of these two measures, the proposed project will have a less than significant impact related to air quality from project construction. At operation the project will not exceed thresholds for criteria pollutants, therefore, impacts to air quality related to operation of the proposed project will be less than significant.

5.3(d) (Expose sensitive receptors to Pollutant Concentrations) Less Than Significant with Mitigation: The BAAQMD defines sensitive receptors as "facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses." Examples of sensitive receptors include places where people live, play or convalesce and include schools, day care centers, hospitals, residential areas and recreation facilities. The project will introduce new permanent (elderly persons associated with the memory care facility) and temporary (children associate with educational facilities) sensitive receptors to an area with existing and future sources of toxic air contaminants (TACs). The BAAQMD recommends using a 1,000-foot screening radius around a project site for purposes of identifying community health risk from siting a new sensitive receptor or a new source of TACs. Substantial

sources of TACs include highways, busy surface street, and stationary sources. Sources of TACs within 1,000 feet of the project site include Interstate 680 (I-680) and San Ramon Valley Boulevard.

Sensitive receptors that could potentially be affected by dust and equipment exhaust generated by construction activities include existing onsite uses, residences of a condominium apartment complex adjacent to the northern project boundary and single-family homes in the surrounding area. To evaluate lifetime cancer risks and non-cancer health effects of concentrations resulting from project construction, emissions and dispersion modeling were conducted. Thresholds of significance for health risk associated with TAC exposure are included in Table 1, above.

Construction Activities

For expanded detail on the methodology used to measure construction related impacts to sensitive receptors, see the Air Quality Assessment prepared by Illingworth and Rodkin in **Appendix D.**

Increased cancer risks were calculated for infant exposure and adult exposure. The maximum incremental residential infant cancer risk at the maximally exposed individual (MEI) receptor would be 40.0 in one million and 0.7 in one million for the residential adult incremental cancer risk. This exceeds the BAAQMD single-source threshold of more than 10 in one million, which is a potentially significant impact. However, with mitigation the infant cancer risk is reduced to 4.0, which is below the BAAQMD threshold and would reduce impacts to less than significant levels.

The maximum-modeled annual $PM_{2.5}$ concentration, based on combined exhaust and fugitive dust, was 0.37ug/$m^{3,}$ which exceeds the BAAQMD single source threshold of more than 0.3 ug/m^3. However, with mitigation the preschool exposure risk to PM2.5 is reduced to 0.05, which is below the BAAQMD threshold and would reduce impacts to less than significant levels.

The maximum computed hazard index (HI) is 0.06, which is below the BAAQMD threshold of 1.0. Table 4 shows the combined cancer risk, $PM_{2.5}$ concentrations, and the non-cancer hazard index at the maximally exposed individual.

TABLE 4: IMPACTS FROM COMBINED SOURCES AT CONSTRUCTION MEI

SOURCE	MAXIMUM CANCER RISK (PER MILLION)	$PM_{2.5}$ CONCENTRATION (UG/M^3)	HAZARD INDEX
Project Construction			
Unmitigated	*40.0 (infant)*	*0.37(preschool)*	*0.06*
Mitigated	*4.0 (infant)*	*0.05*	*0.03*
BAAQMD Single Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceeds Threshold?			
Unmitigated	***YES***	***YES***	***NO***
Mitigated	***NO***	***NO***	***NO***
I-680 (Link 9, at 400 ft west) – Link 9 (6 ft elevation)	50.0	0.27	0.03
San Ramon Valley Blvd (north-south) at 260 ft 18,480 ADT	1.6	0.06	<0.03
Combined Sources Unmitigated	91.6	0.60	<0.11
Mitigated	59.8	0.36	<0.09

BAAQMD Combined Source Threshold	***>100***	***>0.8***	***>10.0***
Exceeds Threshold?			
Unmitigated	***YES***	***NO***	***NO***
Mitigated	***NO***	***NA***	***NA***

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines; Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, August 31, 2018.

During construction, onsite activities will result in the emission of diesel exhaust from vehicles and heavy-duty equipment, which is a known TAC, as well as the generation of fugitive dust from grading and ground disturbing activities. To ensure that diesel exhaust and fugitive dust emissions are reduced to levels below significance, Mitigation Measure AQ-1 and AQ-2 shall be implemented. AQ-1 is set forth pursuant to BAAQMD Basic Control Strategies and requires covering haul trucks, watering during active ground disturbance, limiting idling time, proper maintenance of equipment, and other standard measures. Mitigation Measures AQ-2 requires off-road equipment used during construction activities achieve a fleet-wide average reduction of 75 percent, or more, in particulate matter exhaust emissions. With implementation of AQ-1 and AQ-2, potential impacts to the surrounding sensitive receptors during construction will be reduced to levels below significance. Specifically, Measures AQ-1 and AQ-2 effectively reduce fugitive dust emission by 67 percent and on-site diesel exhaust emission by 91 percent.

Operation

At operation, the project, as a memory care facility and educational facility, will not generate air quality emissions that affect sensitive receptors in the vicinity of the project site. However, the project site's new residents, associated with the memory care facility, and infants and children associated with the school (sensitive receptors) have the potential to be exposed to TACs consisting, generally, of fine particulate matter from mobile sources (i.e., vehicles) and stationary source emissions permitted by the BAAQMD.

The BAAQMD provides CEQA community risk and hazards screening tools for lead agencies to use when considering whether there should be further, more detailed environmental review of a project. Lead agencies may use the screening tools to assess a project's potential risk and hazard impacts, compare the results to the lead agency's applicable thresholds of significance, and determine whether additional analysis is necessary.

The BAAQMD Risk and Hazard Screening Analysis Process Flowchart directs that lead agencies should identify three (3) emission sources (i.e., highway, major roadway, stationary) within 1,000 feet of a project's boundary and compare each source individually against the screening criteria, and directs that the values from all sources be compared against a cumulative screening value, addressed below in Table 5.

Highway Emissions – Interstate 680

Google Earth's *Highway Screening Analysis Tool* was used to identify screening level from I-680. The portion of the highway located closest to the project site was selected, Link 9, at an elevation of 6 feet, approximately 400 feet west of the linear source emitter (I-680). Annual $PM_{2.5}$ concentrations for a single source at the project site are estimated to be 0.27 $\mu g/m^3$, which is below the BAAQMD threshold of 0.3 $\mu g/m^3$. The chronic or acute hazard index would be less than 0.01, which is below the 0.1 threshold. Lifetime cancer risk at the project site, from proximity to I-680, is estimated to be

10.2 in one million for children and 7.9 in one million for adults. As shown below in Table 5 below, the single source health risks associated with I-680 for children is above the BAAQMD significance threshold of 10.0 in one million.

In order to reduce exposure risks of students to levels below significance (10.0 in one million), the project shall implement **Mitigation Measure AQ-3**, which requires that the Educational building's HVAC system be equipped with a high efficiency filtration system, such as MERV13 filters.

A properly installed and operated ventilation system with MERV13 filters typically achieves an 80 percent reduction in TAC concentrations. Assuming use of a MERV13 filtration system, without the use of sealed, inoperable widows and no balconies, two to three hours of outdoor exposure to ambient TAC concentrations and 7 to 8 hours of indoor exposure to filtered AQ-3 could achieve a 60 percent reduction for $PM_{2.5}$ exposure. A MERV13 filtration system would reduce the maximum cancer risk to 6 chances per one million. Therefore, impacts do to siting a school near an existing linear source emitter (I-680) would be reduced to levels below significance.

Local Roadways – San Ramon Valley Boulevard

The BAAQMD *Roadway Screening Analysis Calculator* was used to assess potential excess cancer risk and annual $PM_{2.5}$ concentrations for San Ramon Valley Boulevard which is located approximately 270 feet west of the proposed memory care and approximately 260 feet west of the proposed school and conveys 18,480 annual average daily trips. $PM_{2.5}$ concentrations for a single source at the project site are estimated to be between 0.05 and 0.06 $\mu g/m^3$, which is below the BAAQMD threshold of 0.3 $\mu g/m^3$. The maximum acute and chronic hazard index would be less than 0.03, which is below the 0.1 threshold. Lifetime cancer risk at the project site is estimated to be between 0.1 and 0.4 in one million which is also below the 10 in one million threshold.

Permitted Stationary Sources

Stationary sources have permits to operate from the BAAQMD and emit one or more toxic air contaminants. These types of sources include, but are not limited to, refineries, gasoline-dispensing facilities, dry cleaners, diesel internal combustion engines, natural gas turbines, crematories, landfills, waste water treatment facilities, hospitals and coffee roasters. There are no permitted stationary sources within 1,000 feet of the project site. Therefore, potential impacts under this topic are less than significant.

Cumulative

The cumulative $PM_{2.5}$ concentrations from I-680 and San Ramon Valley Boulevard at the project site are estimated to be 0.33 $\mu g/m^3$, which is below the 0.8 $\mu g/m^3$ threshold. The combined maximum chronic hazard index at the project is estimated to be 0.04, which is below the 10.0 threshold. The combined maximum increased cancer risk is estimated to be 8.3 in one million for adults, and 10.7 in one million for children, both of which are below the 100 in one million cumulative threshold. The potential health risk associated with area roadways is below established thresholds and, therefore, impacts due to exposure of new sensitive receptors onsite are less than significant.

Cumulative health risk levels for the project accounting for all sources discussed above are provided in Table 5 below. Based on the values in Table 5, the project would result in a less than significant impact relative to cumulative health risks from toxic air contaminants. As described above, implementation of Measure AQ-3 would ensure that exposure risk from I-680 to new sensitive receptors onsite would be reduced to levels below significance.

TABLE 5: COMMUNITY RISK IMPACT TO NEW PROJECT RESIDENCES

SOURCE	CANCER RISK (PER MILLION)	ANNUAL $PM_{2.5}$ $\mu G/M^3$	HAZARD INDEX
Interstate 680			
Children (Infant, Preschool, Elementary)	*10.2*	*0.27*	*< 0.01*
Adults	*7.9*	*0.27*	*< 0.01*
San Ramon Valley Blvd (300 ft)	0.5	0.06	< 0.03
San Ramon Valley Blvd (270 ft)	0.4	0.05	< 0.03
BAAQMD Single Source Threshold	***>10.0***	***>0.3***	***>0.1***
Exceeds Threshold?	**YES (Children)**	**NO**	**NO**
Cumulative			
Children	*10.7*	*0.33*	*< 0.04*
Adults	*8.3*	*0.32*	*<0.04*
BAAQMD Cumulative Source Threshold	***100***	***0.8***	***10***
Exceeds Threshold?	**NO**	**NO**	**NO**

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines; Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, August 31, 2018.

5.3(e) (Objectionable Odors) Less Than Significant Impact: There may occasionally be localized odors during site development associated with construction equipment, paving and the application of architectural coatings. Any odors generated during construction would be temporary and not likely to be noticeable beyond the immediate construction zone. As a memory care facility and school, operation of the project will not create objectionable odors affecting a substantial number of people. Therefore, the project will have less than significant impacts to air quality due to objectionable odors.

Mitigation Measures:

AQ-1: Latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following:

1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2) All haul trucks transporting soil, sand, or other loose material shall be covered.
3) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4) All vehicle speeds on unpaved roads shall be limited to 15 mph.
5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control

measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.

8) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

AQ-2: To reduce potential impacts to air quality during construction, the project shall develop and implement a plan demonstrating that off-road equipment used on-site to construct the project would achieve a fleet-wide average 75 percent reduction, or more, in particulate matter exhaust emissions. Examples of how to achieve this reduction include the following:

1) Diesel-powered off-road equipment larger than 25 horsepower operating on-site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 3 engines that include CARB-certified Level 3 Diesel Particulate Filters.[3]

2) Require the use of construction equipment that is alternatively-fueled (non-diesel).

3) The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

4) Minimize the idling time of diesel powered construction equipment to two minutes.

5) All construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

6) Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

AQ-3 To reduce TAC exposure to children from I-680 traffic emissions, the new Educational building shall be equipped with a high-efficiency filtration system, rated MERV-13 or higher. An ongoing maintenance plan for HVAC air filtration systems shall be implemented and approved by the City. The Church of the Valley shall maintain the filtration system in optimal condition with upgrades and replacement as the system ages.

5.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on	☐	☒	☐	☐

[3] See http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035; General Plan EIR; Biological Resource Analysis, prepared by Monk & Associates, December 5, 2017; Review of Biological Impacts from Site Plan Modifications, prepared by Monk & Associates, June 13, 2018; Arborist Report, prepared by Katie J. Krebs, November 14, 2017; Addendum No. 1 to Arborist Report, prepared by Katie J. Krebs, January 22, 2018; and Addendum No. 2 to Arborist Report, prepared by Katie J. Krebs, June 6, 2018.

Biological Resources Setting:

Biological resources are protected by state and federal statutes including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), the Clean Water Act (CWA), and the

Migratory Bird Treaty Act (MBTA). These regulations provide the legal protection for plant and animal species of concern and their habitat at the state and federal level.

San Ramon General Plan and Zoning Ordinance

Locally, the City of San Ramon, as part of the General Plan, has adopted Zoning Ordinance Division 5 Resource Management, which regulates ridgelines and creeks for conservation and preservation within the General Plan area. The project site is located in the Twin Creeks subarea, which is an urbanized environment mostly developed with residential and neighborhood serving commercial land uses. The project site itself is not located in or adjacent to an area known to potentially harbor special-status plant species pursuant to Figure 8-1a of the General Plan. As shown on Figure 8-1b of the General Plan, the entire City of San Ramon including the project site has the potential contain the Alameda whip snake, a special-status animal species.

The creek that bisects the project site is identified in the following exhibits of the General Plan: Figure 8-1a (Biological Resources Special Status Plant Species); Figure 8-1b (Biological Resources Special Status Wildlife Species); Figure 8-2 (Summary of Open Space Resources); and Figure 8-3 (Resource Management) as a creek subject to the 100-foot Creek Setback requirements (or appropriate setback as determined by the "Zoning Administrator," which is understood to imply the decision making body).

Division D5, Chapter I of the zoning ordinance provides standards for the protection and preservation of hillside, creek, and ridgeline areas. The purpose of the chapter, as it relates to the proposed project is to:

1) Preserve significant features of hillsides, creeks, and ridgeline areas in essentially their natural state;
2) Preserve existing vegetation, soils, geology, slopes, and drainage patterns;
3) Preserve the natural topography, including swales, canyons, knolls, ridgelines, and rock outcrops, wherever feasible;
4) Provide a mechanism for flexible design of development projects so that development may be clustered to allow environmentally sensitive areas to be preserved as open space; and
5) Provide adequate buffer areas between creek corridors and adjacent development, to retain the creek corridors as valuable natural, scenic, and recreational amenities as appropriate.

Creek development standards are described in Division D5, Chapter 1, Section D5-4 of the Zoning Ordinance. Section D5-4.A.3 (Building Prohibited on Undevelopable Land) states that:

> "No building shall be allowed on undevelopable land, as defined in Zoning Ordinance Division D8 (Glossary) under "Resource Management," and the land shall not be included in density calculations that establish the development potential of a site. However, permanent open space dedication may include "undevelopable land" (see General Plan Table 4-4). Streets, driveways, non-residential accessory structures, park and recreation facilities and utilities may be constructed on undevelopable land. The review authority may allow minor grading (three acres or less) with review to create buildable lots on otherwise undevelopable land if a corresponding amount of contiguous land with slopes less than 20 percent is retained by deed restriction as permanent open space."

Undevelopable land, as described in Zoning Ordinance Division D8, includes:

1) Land with an existing, natural slope in excess of 20 percent with a minimum elevation differential of 40 feet and a minimum contiguous area of three acres; or
2) Riparian corridors or associated vegetated areas of creeks, intermittent streams, perennial streams, or lakes.

Section D5-4.A.6 (Creek Setback) states that "no habitable structure shall be located within 100 feet of the centerline of a creek or stream channel identified in General Plan 2030 Figure 8-3 (Resource Management) plus any additional horizontal distance to be determined by an approved drainage report; provided that no habitable structure shall be located mid-slope or within the 100 year flood plain plus one foot of free board. Improvement within the setback areas shall be limited to open space and recreation amenities and access roads incidental to achieving effective circulation patterns."

Section D5-4.A.6.a (Exception) states that, "A required creek setback may be modified to avoid a 'taking' of private property if the review authority can make the following special Variance findings in addition to the Variance findings in Zoning Ordinance Section D6-29 (Variances):

1) The modification is consistent with the General Plan;
2) Riparian vegetation comprises less than 50 percent of the plant species within the normal 100-foot setback area;
3) There is no historical evidence that riparian vegetation could be easily reestablished within a five-year period; and
4) A reduced setback will not expose structures to bank erosion, or flooding damage, increase downstream flooding, flood hazard or impair access to the creek or stream channel for maintenance.

Section D5-4.A.7 (Creek Setback Development Standards) identifies the following five development standards for any development within the creek setback. However, it should be noted that final interpretation of the Zoning Ordinance falls under the prevue of the Planning Commission.

- **Alteration of natural features.** No grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where authorized for flood control purposes and by the proper permits issued by the California State Department of Fish and Game [now Fish and Wildlife], all other applicable State and Federal agencies having authority over the creek.
- **Design of drainage improvements.** Where drainage improvements are required, they shall be placed in the least visible locations and in manners that achieve natural appearance through the use of river rock, earth tone concrete, and landscaping with native plant materials.
- **Use of permeable surfaces.** The proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.
- **Creek bank stabilization.** Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.
- **Physical and visual access.** Three physical and visual access standards are identified regarding public access to creeks.

Existing Site Conditions

The project site is relatively flat and mostly developed with a church sanctuary, an administrative building containing offices and a preschool, a fenced playground and open play area and an asphalt paved parking lot. Norris Creek, an ephemeral stream, bisects the project site. A 10-foot wide wooden foot bridge spans Norris Creek in the center of the project site, providing connectivity from the sanctuary to walkways. This bridge is the primary access point to the doors of the Sanctuary from the existing administration and school facilities.

A strip of ruderal grass and ornamental trees occurs on the northern property boundary separating a parking lot from the property boundary. The southern and southwestern approximately 1.45-acre area is a hard-packed, graveled overflow parking area. Vegetation on the site consists of ruderal herbaceous species in border areas and landscaped areas within and surrounding existing facilities. An open portion Norris Creek bisects the project site running from northwest to southeast. A stand of valley oaks (*Quercus lobata*) occurs along the southern portion of this creek. Other landscape trees are planted throughout the project site.

Norris Creek bisects the project site in a west to east direction. The creek enters the project site underground, beneath the existing gravel parking lot on the western project site boundary and daylights in an incised channel approximately 80 feet east of the western project site boundary where it flows in an open channel eastward across the project site. On the southeastern property boundary, the creek enters an existing 30-foot grouted riprap apron and flows underground beneath the parking lot, drive aisle and southern driveway. The creek flows underneath San Ramon Valley Boulevard for approximately 1,000 feet before daylighting in a broad roadside ditch south of the project site, east of San Ramon Boulevard and west of I-680. The roadside ditch drains south to San Ramon Creek, which eventually flows southeast to Orestimba Creek, and then to the San Joaquin River.

An Arborist Report was prepared for the project by Katie J. Krebs and includes a tree inventory, assessment of project related affects to existing trees, and general tree preservation guidelines (see **Appendix B**). Ms. Krebs completed an inventory of one hundred twenty-nine (129) trees in November 2017. A total of eighty-seven (87) trees were included in the detailed survey and addressed in the report due to their proximity to proposed development. The report did not address the remaining forty-two (42) trees in detail as these are located well outside of proposed development areas.

Of the 87 trees surveyed, forty-six (46) are considered *Protected* per the City of San Ramon Zoning Ordinance. Under the proposed project, 19 trees will be removed to accommodate the proposed development, thirteen (13) of which are considered *Protected*. Chapter II of the City's Zoning Ordinance, Division D5, Resource Management, provides for tree preservation and protection. It defines protected trees as native oaks with diameter of 6 inches at 54 inches above the ground, tress within 100 feet of a perennial stream or within 50 feet of a seasonal stream, and mature trees with an 8-inch diameter or greater. Compliance with the City tree protection ordinance is further discussed below.

A site specific Biological Resources Analysis (BRA) was prepared by Monk and Associates on December 5, 2017 (see **Appendix E**). An onsite general survey was conducted on March 7, 2017 by Principal Biologist Geoff Monk in order to provide a description of existing biological resources on the project site and to identify any potentially significant impacts that could occur to sensitive

biological resources as a result of the project. Mr. Monk returned to the project site on August 25, 2017 with Project Biologist Jesse Reebs to conduct a wetland delineation. On October 19, 2017, Mr. Monk mapped the extent of riparian canopy on the project site.

The BRA describes the project site as a combination of Landscaped Anthropogenic Plant Community, Ruderal Herbaceous Habitat, and Riparian Woodland (along Norris Creek). The project site was developed circa the 1970s. Other than the native oak trees associated with the creek that were onsite prior to its original development, there are no native plant communities or wildlife habitats onsite. The BRA identified only a few common bird, reptiles, and mammal species onsite, most of them in the riparian woodland. The results of the BRA are further described below.

Monk and Associates reviewed the revised site plans dated May 22, 2018 and prepared a letter summarizing results on June 13, 2018. The site plans dated May 22, 2018, which were formalized on July 17, 2018, are reflective of the current site plan dated September 2018. The results of the letter are described below.

Biological Resources Impact Discussion:

5.4(a-b) (Adverse Effects to Sensitive Species and Habitats) Less Than Significant with Mitigation: Certain vegetation communities and plant and animal species are designated as having special-status based on their overall rarity, endangerment, restricted distribution, and/or unique habitat requirements. In general, special-status is a combination of these factors that leads to the designation of a species as sensitive. The FESA outlines the procedures whereby species are listed as endangered or threatened and establishes a program for the conservation of such species and the habitats in which they occur. The CESA amends the California Fish and Game Code to protect species deemed locally endangered and essentially expands the number of species protected under the FESA. Below is a description of the sensitive habitats and species that could occur on the project site or in the vicinity:

Vegetation Communities

The northern, western and eastern borders of the parking lot support several non-native and native tree species. Native vegetation includes coast live oak (*Quercus agrifolia agrifolia*), coast redwood (*Sequoia sempervirens*), and valley oak (*Quercus lobata*). Landscaped tree species surround the sanctuary and administrative/school buildings. Several ornamental shrubs are growing next to the manicured grass and buildings.

The project site is dominated by ruderal herbaceous habitat. Ruderal (weedy) communities are assemblages of plants that thrive in urban areas, roadsides and other sites that have been disturbed by human activity. The undeveloped portions of the project site and areas at the property margins contains ruderal habitat that is dominated by non-native grass and forb species.

Norris Creek bisects the project site and has an associated riparian corridor over a portion of the creek. The narrow band of riparian woodland along the creek consists of trees that are naturally occurring and trees that were planted. Trees that comprise this community onsite consist of native valley oak and coast live oak, and non-native African sumac. There is no shrub stratum along the creek; herbaceous vegetation covers the creek banks. This herbaceous cover is comprised of non-native grasses and forbs.

The proposed project would not impact the bed, bank or channel of Norris Creek. However, the project would introduce a new parking lot within the 100 year setback and a portion of the parking areas would extend under the riparian canopy of Norris Creek and adjacent to the top-of-bank. In addition, the project includes the removal of one tree within the riparian canopy, a Coast live oak.

The CDFW maintains jurisdiction over the bed, bank, and riparian corridor of Norris Creek and therefore a Streambed Alteration Agreement (SBAA) from CDFW pursuant to Section 1602 of California Department of Game Code is required.

To ensure that the creek, creek bank, and riparian canopy are protected, **Mitigation Measure BIO-1** shall be implemented. BIO-1 requires tree removal within the riparian corridor, be replaced with native riparian species planted near the creek to preserve and enhance the riparian canopy. BIO-1 requires that the applicant revegetate the creek and creek bank with riparian plant species and provide enclosed trash receptacles near the creek. Additionally BIO-1 prohibits the planting of any invasive species within the creek and requires that the corridor be enhanced with new native species to improve the canopy cover and restore the understory. Additional measures may be identified for the proposed project as directed in the SBAA issued by the CDFW. With implementation of BIO-1 potential impacts to the riparian corridor will be avoided and impacts reduced to less than significant levels. (For additional details regarding the control of soil erosion, see Section 5.7 Geology and Soils. For additional details regarding measures to protect the water quality of the creek, see Section 5.10 Hydrology and Water Quality.)

Special-status Plant Species

According to the CDFW's CNDDB records (RareFind 5), no special-status plants have been mapped on or adjacent the project site. Because of the highly landscaped and otherwise disturbed condition of the project site it is not be expected to support special-status plants. However, a total of eight (8) special-status plant species are known to occur in the region of the project site. These plants occur in specialized habitats such as alkaline soils, vernal pools, or serpentine grassland, which are not present onsite. Additionally, the property is currently developed with existing urban uses and the proposed project will intensify uses onsite. Areas that will be impacted by the project are asphalt driveways, hard-packed earthen parking areas, a playground, ornamental landscaping and a few native oak trees. Thus, no impacts to special-status plants are expected from implementation of the proposed project.

Special-status Animal Species

A total of 14 special-status animal species are known to occur in the region; however, no special-status animals have ever been mapped on or adjacent to the project site. No special status animal species or their habitat were observed during site specific biological surveys.

Ruderal habitats within the project site typically provide suitable environments for common animals that are adapted to living in association with humans. Common wildlife species associated with ruderal communities include raccoon, Botta's pocket gopher, black-tailed jackrabbit (*Lepus californicus*), western fence lizard (*Sceloporus occidentalis*), American crow (*Corvus brachyrhynchos*) and house finch (*Haemorhous mexicanus*).

Urban-adapted wildlife such as, non-native fox squirrel (*Sciurus griseus*), raccoon, Virginia opossum, raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and striped skunk (*Mephitis mephitis*) may occasional forage on the site on especially since the creek onsite provides a seasonal water

source. During wet periods the common Sierran tree frog (*Pseudacris regilla*) may present within the creek corridor.

Due to the creek's ephemeral flows, it is dry during all periods except after larger storm events, then only flows for typically less than a day or two before going dry again. The channel's sandy soils are highly permeable and do not perch water. There are no flows or pools that would support fisheries habitat. Similarly, due to this creek's highly ephemeral nature, shallow depth, and its short reach of daylight on the project site outside of concrete pipes, and finally, its absence of associated aquatic/emergent vegetation (it is a barren channel), it does not provide habitat for federally listed amphibians such as the California red-legged frog (*Rana draytonii*). Similarly, there is no suitable upland refugia onsite for any federally listed species such as the California tiger salamander (*Ambystoma californiense*) due to the highly urbanized setting of the project site, and the fact that any unpaved or undeveloped portion of the project site is hard-packed, gravel that is used as overflow parking and driveways, which is not suitable for occupation by burrowing animals. Therefore, implementation of the proposed project would have no impacts on any special-status animal species.

The project site's ornamental trees provide perching and nesting habitat for urban-adapted passerine birds (perching birds) such as the Anna's hummingbird (*Calypte anna*), cedar waxwing (*Bombycilla cedrorum*), and lesser goldfinch (*Spinus psaltria*). Similarly, the buildings provide nesting ledges for barn swallows (*Hirundo rustica*), mourning doves (*Zenaida macroura*), and black phoebe (*Sayornis nigricans*). Riparian trees provide nesting opportunities for resident birds and resting/stopover opportunities for migratory bird species, in addition to providing a food source for these birds by number of insects, invertebrates and acorns that the birds obtain from these trees.

Birds expected or observed in these trees include northern flicker (*Colaptes aura*), acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), California scrub jay (*Aphelocoma californica*), Steller's jay (*Cyanocitta stelleri*), oak titmouse, yellow-rumped warbler, dark-eyed junco (*Junco hyemalis*), California towhee (*Pipilo crissalis*), and chestnut-backed chickadee (*Poecile rufescens*).

All of the birds listed above are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and their eggs and young are also protected under California Fish and Game Code Sections 3503, 3503.5. Potential impacts to these species from the proposed project include disturbance to nesting birds, and possibly death of adults and/or young, which would be considered potentially significant impacts. In order to avoid potential impacts to nesting birds, **Mitigation Measure BIO-2** requires that a preconstruction nesting bird survey be conducted or that construction activities occur outside of the bird nesting season. With implementation of BIO-2 potential impacts to nesting birds and species protected under the MBTA, will be reduced to less than significant levels.

5.4(c) (Adverse Effects to Jurisdictional Waters) Less Than Significant Impact: The portion of Norris Creek that traverses the project site meets the criteria to be classified as "other waters of the United States" pursuant to Section 404 of the Clean Water Act and falling under the U.S. Army Corps of Engineer's Clean Water Act jurisdiction. The Corps confirmed the extent of its jurisdiction on the project site on November 29, 2017.

The creek also meets the criteria to be classified as an "other waters of the State" pursuant to Section 401 of the Clean Water Act and thus, is within the RWQCB's jurisdiction.

Under the proposed project, there would be no impact the Corps' or RWQCB's jurisdictional "wetlands or other waters." All stormwater runoff from new impervious features will be routed to

bioswales for filtrations prior to entering existing stormwater pipes above the "ordinary high water mark". As such, the proposed project does not include any temporary or permanent activities occurring within the Corps' and RWQCB's jurisdiction. Thus, authorization from the Corps, or Section 401 Clean Water Act "certification of water quality" from the RWQCB, is not necessary for the proposed project, as no impacts would occur to jurisdictional features. Therefore, impacts to waters covered by Section 404 of the Clean Water Act will be less than significant.

5.4(d) (Adverse Effect to Wildlife Movement) Less Than Significant Impact: The creek, which bisects the project site, provides minimal wildlife corridor value. Norris Creek enters and leaves the project site through enclosed concrete stormwater drainage pipes. Wildlife is not likely to come onto the project site through these culverts unless washed through the upstream culvert during large storm event flows. Since this creek is shallow, dry most of the year, and it provides no shrubby vegetation for concealment, it has very low wildlife corridor use potential. Also, the open portion of Norris creek onsite, abuts parking lots, playgrounds, the church sanctuary, preschool and the administrative building. Further, the project site is surrounded by urban uses including privacy wall, residential subdivision, roadways, and driveways. Thus, Norris Creek has minimal corridor value to terrestrial wildlife, and only very low wildlife corridor value to migrating birds that could temporarily perch in trees on the site. Rather, the creek is only expected to be used by local, urban-adapted wildlife such local birds, and at night by raccoons, skunks, and opossums, which are common in urban settings. As such, development of the proposed project will not substantially interfere with the movement of fish or other wildlife species including migrating species. Therefore, the project will have less than significant impacts to wildlife corridors and species movements.

5.4(e) (Conflict with Local Ordinances) Less Than Significant with Mitigation: Chapter II of the City of San Ramon's Zoning Ordinance, Division D5, Resource Management, Tree Preservation and Protection provides a definition for protected trees within the City's jurisdiction. As stated in the Arborist Report, of the 87 trees surveyed, forty-six (46) are considered *Protected* per the City of San Ramon Zoning Ordinance. Under the proposed project, 19 trees will be removed to accommodate the proposed development, thirteen (13) of which are considered *Protected*.

In accordance with the Tree Preservation and Protection Ordinance, **Mitigation Measure BIO-3** requires the replacement of the thirteen (13) protected trees proposed for removal. The replacement required under BIO-3 includes at least 22, 15-gallon and larger trees, of the same genus and species as those removed, to offset the removal of the protected trees. With BIO-3 the project will be in compliance with the City's Tree Protection Ordinance and potential impacts due to removal of protected trees with be offset by replacement plantings of the same species. Therefore, impacts related to tree removal would be reduced to levels below significance.

As previously stated, the creek on the project site is subject to Section D5-4 of the Zoning Ordinance. Table 6 below demonstrates the proposed project's consistency and compatibility with Section D5-4 of the Zoning Ordinance (Hillside, Creek, and Ridgeline Area Development Standards).

TABLE 6: PROJECT CONSISTENCY WITH HILLSIDE, CREEK, AND RIDGELINE AREA DEVELOPMENT STANDARDS

Zoning Ordinance	Consistent with Intent of Zoning Ordinance	Analysis

Section D5-4.A.3 (Building Prohibited on Undevelopable Land)	Yes	The project site is not considered "undevelopable land." The remnant portion of Norris Creek onsite contains a narrow riparian corridor that will be preserved. The project would not place any new buildings within the riparian canopy. Portions of the proposed parking area and relocation of the playground extend under the dripline of the riparian canopy, which is generally consistent with what may be constructed within developable land (streets, driveways, park and recreation facilities).
Section D5-4.A.6 (Creek Setback)	Yes	No habitable structures are proposed within 100 feet of the centerline of Norris Creek. The proposed parking lot, which is within the setback area, will serve as an access road that will achieve effective circulation patterns for emergency vehicles.
Section D5-4.A.6.a (Exception)	Yes	The proposed project is generally compatible with the exceptions for modifying the required creek setback. On the project site, less than 50 percent of the 100-foot setback area supports riparian vegetation (approximately 20% of the 100-foot setback area from the creek's centerline is within riparian vegetation). Under the existing condition established uses, including walking paths, an outdoor play area, the Sanctuary, parking lots and drive aisles extend into the 100-foot setback area. The reduced setback will not expose any structures to bank erosion, or flooding damage, increase downstream flooding, flood hazard or impair access to the creek or stream channel for maintenance (see Section 5.10 Hydrology and Water Quality for more details).
Section D5-4.A.7 (Creek Setback Development Standards)		The planting of any invasive species within the creek will be prohibited and the riparian corridor will be enhanced with new native species to improve the canopy cover and restore the understory (see Measures BIO-1 and BIO-3). Pervious pavers will be used in pathways to allow some of the rainfall reaching the site to be

		absorbed into the ground. The playground will be constructed with pervious surfaces (see Section 5.10 Hydrology and Water Quality). The project includes bio-retention planters and other landscape areas to treat and hydromodify surface runoff from impervious surfaces. The proposed storm drain lines convey stormwater flows towards existing storm drain lines or proposed bio-retention planters for filtration (see Section 5.10 Hydrology and Water Quality).

As demonstrated in Table 6, the proposed project is generally consistent with Section D5-4 of the Zoning Ordinance (Hillside, Creek, and Ridgeline Area Development Standards). In addition, as described in BIO-1, the applicant will be required to revegetate the creek and creek bank with riparian plant species and provide enclosed trash receptacles. Additional measures may be identified for the proposed project as directed in the SBAA issued by the CDFW. With implementation of BIO-1 and BIO-3, potential conflicts with Section D5-4 of the Zoning Ordinance would be reduced to less than significant levels. (For additional details regarding the control of soil erosion, see Section 5.7 Geology and Soils. For additional details regarding measures to protect the water quality of the creek, see Section 5.10 Hydrology and Water Quality.)

5.4(f) (Conflicts with Habitat Conservation Plans) No Impact: At present, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan exists for the City of San Ramon. The subject property is located within the City's UGB and surrounded by residential development and San Ramon Valley Boulevard. Therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan approved by a local, regional or state body.

Mitigation Measures:

BIO-1: In order to avoid impacts to the riparian corridor, the applicant shall revegetate with riparian plant species, provide enclosed trash receptacles (outside of the riparian corridor), and shall abstain from the use of mulch or any other substitute that may enter into the creek. Riparian plantings shall be maintained to ensure that the canopy is enhanced and the understory restored. Non-native and invasive ornamental landscaping shall be precluded from use proximate to the creek. Replacement of the riparian tree to be removed (coast live oak) shall be planted near the creek to contribute to the existing riparian canopy.

Any further requirements set forth in the Streambed Alteration Agreement (SBAA) from the CDFW, such as re-establishment at a ratio of 1:1, and specific erosion control measures near the creek, shall also be implemented.

BIO-2: In order to avoid impacts to birds protected under the Migratory Bird Treaty Act, site preparation activities including the removal of trees and building demolition should occur outside of the bird-nesting season, which is between September 1st and January 31st. If work occurs during the bird-nesting season between February 1st and August 31st, a pre-construction bird nesting survey shall be conducted no more than 15 days prior to building

demolition or tree removal. The bird nesting survey will include both an examination of buildings and all trees onsite and within 200 feet of the zone of influence. The zone of influence includes areas offsite where birds could be disturbed by earth- moving vibrations and/or other construction-related noise such as within the riparian corridor.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist will establish a temporary protective nest buffer around the nest(s). The nest buffer will be staked or fenced to establish a perimeter. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds such as raptors. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1st unless it is determined by a qualified ornithologist/biologist that the young have left the nest and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed and construction may commence in established nesting buffers without further regard for the nest site.

The biologist conducting the surveys shall provide the City Planning/Community Development Department with a report detailing the results of the survey and any mitigation recommendations, as warranted, if tree removal or demolition activities occur between February 1st and August 31st.

BIO-3: In order to mitigate the removal of the one (1) *Protected* coast live oak, two (2) *Protected* sweetgum, three (3) *Protected* crape myrtle, three (3) *Protected* Raywood Ash, and four (4) *Protected* London plane trees the applicant shall include the planting of at least 22, 15-gallon and larger trees, of the same genus and species as those removed, onsite as part of the project's proposed landscaping in accordance with the City's Tree Preservation and Protection Ordinance.

5.5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; and Cultural Resources Study, prepared by Evans & De Shazo, May 24, 2018.

Cultural Resources Setting:

In the City of San Ramon archeological resources are most commonly found in undeveloped areas, and have an elevated occurrence potential near ridges, mid-slope benches, in valleys, and near intermittent and perennial watercourses. The Project site is traversed by Norris Creek, tributary of San Ramon Creek, which is an ephemeral creek that flows after large storm events from west to southeast across the project site. Given the site location proximate to the tributary there is a potential that buried archeological resources may be present.

Cultural Resources Study

Evans & De Shazo, Inc. conducted a Cultural Resources Study (CRS) for the proposed project (see **Appendix F**). The study includes a records search and review, a Native American Sacred Lands inventory, and a site visit.

A records search at the Northwest Information Center (NWIC) was conducted on May 1, 2018. A review of available information found that the project site had not previously been evaluated, however, previous cultural resource studies had been conducted within a 0.25 mile radius of the project site (Frederickson 1975 S-229; Jackson 1973 S-830; Origer 1990 S-12133; and Leach-Palm and Miller 2014 S-43619). According to these prior studies, no primary resources have been recorded within 0.25 mile of the project site. The closest recorded cultural resources are located between 0.60 and 0.90 miles from the project site and include prehistoric archaeological resources. A search of the State Office of Historic Preservation's (OHP) directory of properties in the historic property data file lists 27 resources in San Ramon, none of which are located within or adjacent to the project site. The Historic Resource Inventory of Contra Costa County lists several properties near the project site including the Harlan Family Home, the David Glass House, the Boone House, and the Forest Home Farms. There are no identified Historic Resources present onsite or in the immediate project vicinity.

The cultural resources survey, conducted on May 11, 2018 did not yield any prehistoric or historic-era artifacts. Pleistocene and Holocene-age alluvial deposits are present on the site. Holocene-age alluvial deposits hold the potential for buried archaeological sites because they formed at a time when people occupied the region. Two prehistoric archaeological sites located approximately one mile from the project site along Oak Creek have previously been identified and are also associated with Holocene-age alluvium.

Cultural Resources Impact Discussion:

5.5(a) (Historic Resources) No Impact: According to the San Ramon General Plan EIR, the only historic resource within the San Ramon Planning area listed on the National Register of Historic Places is the Forest Home Farms Historic Park, a 16-acre site which contains the Boone House and Glass House. The project site is located approximately 1.1 miles from the Forest Home Farms Historic Park. The project site is not located within a designated historic district, does not contain any known historically significant resources, and does not constitute a historic site. Therefore, in the absence of historic resources within or near the project site boundaries, the proposed project would not adversely affect or result in a substantial change to the significance of any identified historically

significant resources as described in Section 15064.5 of the CEQA Guidelines. There would be no impact to historic resources as a result of the project.

5.5(b) (Archaeological Resources) Less Than Significant with Mitigation: Due to the environmental setting and presence of Holocene-age alluvial soil which formed when Native American people occupied the region, there is a moderate to high potential of encountering prehistoric archaeological resources onsite. As such, ground-disturbing activities associated with project development have the potential to encounter buried archeological resources.

Given the potential for the presence of buried cultural resources associated with past Prehistoric human occupation in the vicinity of the project site, **Mitigation Measure CUL-1,** requires a preconstruction meeting in order to familiarize construction workers with the types of artifacts that could be encountered and the proper procedures to follow in the case that subsurface cultural resources are unearthed. Further, **Mitigation Measure CUL-2** provides that, in the event that archaeological resources are encountered during grading or excavation, all ground disturbing activity shall be halted immediately until a qualified archaeologist can evaluate the potential resource and recommend further action.

Implementation of mitigation measures CUL-1 and CUL-2 will ensure that potential impacts to buried cultural resources are reduced to less than significant levels.

5.5(c) (Discovery of Human Remains) Less Than Significant: No evidence suggests that human remains have been interred within the boundaries of the project site. However, in the event that during ground disturbing activities human remains are discovered, the applicant would be subject to the CA Health and Safety Code Section 7050.5, which mandates the immediate cessation of ground disturbing activities near or in any area potentially overlying adjacent human remains. The Contra Costa County Coroner must be notified immediately if such discovery is made. If it is determined by the Coroner that the discovered remains are of Native American descent, the Native American Heritage Commission shall be contacted immediately. An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site. Compliance with CA HSC Section 7050.5, as required under state law, and performance of actions therein, will ensure that in the event of accidental discovery of historically significant remains, all impacts will remain at levels below significance.

Mitigation Measures:

CUL-1: A preconstruction meeting shall be held prior to commencement of ground-disturbing activities in order to familiarize the project supervisor, contractors, and equipment operators with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered, and the proper procedures to follow in the event that archaeological deposits or artifacts are observed.

CUL-2: If a potentially significant prehistoric or historic resource is encountered during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, all work within a 25-foot radius of the find (or as otherwise directed by a qualified archaeologist) shall be redirected until the archaeologist assesses the find, consults with the appropriate individuals and agencies, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for eligibility for listing in the California Register of

Historical Resources. If the deposit is determined not to be eligible for listing, mitigation will not be necessary. If the deposit is determined eligible for listing, adverse effects on the deposits shall be mitigated.

5.6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; San Ramon Climate Action Plan, 2011; and BAAQMD 2017 Bay Area Clean Air Plan.

Energy Setting:

Energy resources include electricity, natural gas and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and energy use both result in the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emission of pollutants. Energy usage is typically quantified using the British Thermal Unit (BTU). The BTU is the amount of energy that is required to raise the temperature of one pound of water by one degree Fahrenheit. As points of reference, the approximate amount of energy contained in a gallon of gasoline, 100 cubic feet (one therm) of natural gas, and a kilowatt hour of electricity are 123,000 BTUs, 100,000 BTUs, and 3,400 BTUs, respectively.

Electricity

Electricity, a consumptive utility, is a man-made resource. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands.

Energy capacity, or electrical power, is generally measured in watts while energy use is measured in watt-hours. For example, if a light bulb has a capacity rating of 100 watts, the energy required to

keep the bulb on for 1 hour would be 100 watt-hours. If ten 100 watt bulbs were on for 1 hour, the energy required would be 1,000 watt-hours or 1 kilowatt-hour (kWh). On a utility scale, a generator's capacity is typically rated in megawatts, which is one million watts, while energy usage is measured in megawatt-hours or gigawatt-hours (GWh), which is one billion watt-hours.

Natural Gas

Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network. Natural gas is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet.

California Energy Consumption

According to the California Energy Commission (CEC), total system electric generation for California in 2017 was 292,039 gigawatt-hours (GWh).[4] California's non-CO_2 emitting electric generation categories (nuclear, large hydroelectric, and renewable generation) accounted for more than 56 percent of total in-state generation for 2017. California's in-state electric generation was 206,336 GWh and electricity imports were 85,703 GWh.

According to the CEC, nearly 45 percent of the natural gas burned in California was used for electricity generation, with the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors.[5] In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet.[6]

According to the CEC, gasoline has remained the dominant fuel within the transportation sector, with diesel fuel and aviation fuels following.[7] In 2016, California consumed approximately 15 billion gallons of gasoline and approximately 3.35 billion gallons of diesel fuel.[8] An increasing amount of electricity is being used for transportation energy, which is chiefly attributed to the acceleration of light-duty plug-in electric vehicles. In 2016, transportation in California, consisting of light-duty vehicles, medium/heavy-duty vehicles, trolleys, and rail transit, consumed approximately 1.53 million megawatt hours (MWh).[9]

San Ramon General Plan

The proposed project is subject to the goals and policies outlined in the San Ramon General Plan aimed at reducing energy consumption. The following policies from the General Plan are particularly applicable to the subject project:

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[4] California Energy Commission, Total System Electric Generation (2017), http://www.energy.ca.gov/almanac/electricity_data/total_system_power.html, Accessed September 2018.
[5] California Energy Commission, Supply and Demand of Natural Gas in California, http://www.energy.ca.gov/almanac/naturalgas_data/overview.html, Accessed September 11, 2018.
[6] Ibid.
[7] California Energy Commission, 2017 Integrated Energy Policy Report, https://www.energy.ca.gov/2017_energypolicy/, Accessed September 11, 2018.
[8] Ibid.
[9] Ibid.

POLICY 11.5-G-4: Promote energy conserving practices in the location, construction, renovation, and maintenance of San Ramon's housing units.

POLICY 11.4-I-5: Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.

POLICY 12.8-G-1: Minimize air emissions and potential climate change impacts related to energy consumption in government operations and the community.

POLICY 12.8-I-1: Increase the use of energy conservation features, renewable sources of energy and low-emission equipment in new and existing development projects within the City.

San Ramon Climate Action Plan

The City of San Ramon adopted a Climate Action Plan (CAP) in 2011. The CAP meets the requirements of a "qualified" Greenhouse Gas Reduction Strategy, according to the guidance in the BAAQMD Air Quality Guidelines and comments received on the CAP in a BAAQMD letter dated July 6, 2011. The San Ramon CAP contains an Energy Conservation and Alternative Energy Strategy, which promote energy efficiency in new buildings and facilities. Some of the strategies identified in the CAP that are particularly relevant to the subject project include:

STRATEGY E-1: Increase the use of energy conservation features, renewable sources of energy and low-emission equipment in new and existing development projects within the City.

STRATEGY LU-6: Promote compact development by protecting open space and hillsides and encouraging infill and redevelopment of underutilized parcels in urbanized areas.

San Ramon Zoning Ordinance

The proposed project is subject to the San Ramon's Zoning Ordinance. Relevant to energy consumption, the proposed project will be subject to Section D3-7.G (Energy-efficient Fixtures), which requires that outdoor lighting utilize energy-efficient (high pressure sodium, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps. Section D3-21.B.2 (Plant Materials) specifies that landscaping plant materials be selected for energy efficiency and drought tolerance, and that the landscape plan be designed to minimize energy demand.

Energy Impact Discussion:

5.6(a) (Wasteful, Inefficient, Unnecessary Consumption of Energy) Less Than Significant Impact: Development of the proposed project would involve the use of energy during construction and at operation.

Construction Activities

Site preparation, grading, paving, and building construction would consume energy in the form of gasoline and diesel fuel through the operation of heavy off-road equipment, trucks, and worker traffic. Consumption of such resources would be temporary and would cease upon the completion of construction. Due to the limited scale of the proposed project and the provision to limit idling set forth above in **Mitigation Measure AQ-1** (see Section 5.3 Air Quality) construction activities would

not result in inefficient energy consumption during construction. As such, construction-related energy impacts would be less than significant.

Operation

Long-term operational energy use associated with the project includes electricity and natural gas consumption associated with the new buildings (e.g., lighting, electronics, heating, air conditioning, refrigeration), energy consumption related to water usage and solid waste disposal, and fuel consumption (gasoline and diesel) by vehicles associated with the project through the generation of new vehicle trips. The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate energy use at project operation.

At operation, the proposed project would result in the consumption of approximately 294,265 kWh of electricity per year (0.294265 GWh of electricity per year). As described above, in 2017, the total system electric generation for California was 292,039 GWh. As a result, the project's consumption of electricity at operation would represent approximately 0.0001 percent of the 2017 statewide total system electric generation, which is an insignificant fraction of statewide consumption.

At operation, the proposed project would result in the consumption of approximately 681,356 kBTU of natural gas per year (681,356 cubic feet of natural gas per year). As described above, in 2012, California consumed a total of 2,313 billion cubic feet of natural gas. As a result, the project's consumption of natural gas at operation would represent approximately 0.0000295 percent of the 2012 statewide annual natural gas consumption, which is an insignificant fraction of statewide consumption.

At operation, the proposed project would result in the consumption of petroleum-fuel related to vehicular travel quantified as vehicle miles traveled (VMT) to and from the project site. **Table 7** presents the projected consumption of approximately 10,159 gallons of diesel and 73,607 gallons of gasoline per year, for a total of 83,766 gallons of petroleum-based fuels per year. The projected annual fuel consumption is based on CalEEMod's an annual estimate of 1,624,069 VMT for the Project and fuel efficiency rates obtained from the U.S. Department of Transportation and Federal Highway Administration's publication titled, "Our Nation's Highways 2011." The estimates are conservative since they assume that no electric, hybrid, or other alternative fuel use vehicles are in the fleet mix. Federal and state laws and regulations will continue to require further improvements in fuel efficiency in motor vehicles produced and/or sold in the United States and total annual consumption of petroleum-based fuel is expected to decrease over time.

TABLE 7: ESTIMATED PETROLEUM-BASED FUEL USAGE AT OPERATION

MOBILE SOURCE	FLEET MIX[A]	GENERATION FACTOR[B,C]	ANNUAL CONSUMPTION (IN GALLONS)
Diesel (gallons)	15.70 %	1,624,069/25.1 mpg	10,159
Gasoline (gallons)	84.30 %	1,624,069/18.6 mpg	73,607
Total Gasoline Usage			**83,766**

Source: CalEEMod Data; Notes: mpg = miles per gallon

A Data Source: USDOT and FHWA, Our Nation's Highways 2011, Chapter 5, Motor Fuel, Fuel Consumption by State and Type, https://www.fhwa.dot.gov/policyinformation/pubs/hf/pl11028/onh2011.pdf

B Data Source: California Department of Transportation, 2007 California Motor Vehicle Stock, Travel and Fuel Forecast, http://www.energy.ca.gov/2008publications/CALTRANS-1000-2008-036/CALTRANS-1000-2008-036.PDF

C Diesel fuel contains roughly 10-15% more energy per gallon than gasoline. US Department of Energy, Model Year 2017 Fuel Economy Guide, http://www.fueleconomy.gov/feg/pdfs/guides/FEG2017.pdf

In 2016, California consumed approximately 15 billion gallons of gasoline and approximately 3.35 billion gallons of diesel fuel. As shown in Table 7 above, operation of the proposed project would use approximately 73,607 gallons of gasoline and 10,159 gallons of diesel. As a result, the project's consumption of gasoline would represent approximately 0.00049 percent of the 2016 statewide annual gasoline consumption, which is an insignificant fraction of statewide consumption. The project's consumption of diesel would represent approximately 0.0003 percent of the 2016 statewide annual diesel consumption, which is an insignificant fraction of statewide consumption.

Petroleum-based fuel consumption during Project operation would result in small percentage of the total petroleum-based fuel consumed by the State of California. Therefore, the Project would not result in the wasteful, inefficient, and unnecessary consumption of petroleum-based fuel during Project operation. As such, operational-related energy impacts related to the consumption of petroleum-based fuel would be less than significant.

The project would also result in energy consumption for the provision of potable water to the residences through supply, treatment, and distribution. As stated in Section 5.8 Greenhouse Gas Emissions, the project would comply with CALGreen, which includes standards to reduce potable water demand for both indoor and outdoor use. By limiting water demand on-site through efficient irrigation of landscaping and water-efficient fixtures and appliances indoors, the wasteful or inefficient use of water would be reduced. Therefore, energy consumption associated with water use would be minimized.

The greenhouse gas emissions analysis described in Section 5.8 Greenhouse Gas Emissions shows that the project's total emissions from all energy use, including solid waste management and water conveyance, will not exceed the BAAQMD threshold. The GHG analysis concludes that the project's emissions will be below the established threshold, which supports a conclusion that the project's use of energy will not be wasteful or inefficient.

The project is subject to local policies related to energy conservation including the City of San Ramon CAP and the most recent General Plan. For example, the project would be required to install energy conservation features, such as low-emission equipment, per General Plan policy 12.8-I-1. The proposed project will also be required to comply with Title 24 standards to improve energy efficiency of the new buildings. The proposed project will conform to San Ramon's Zoning Ordinance (Section D3-7 Outdoor Lighting), which specifies lighting standards for all new exterior lighting, such as the requirement that outdoor lighting fixtures utilize energy-efficient fixtures and lamps. The proposed project will also conform to Section D3-21.B.2 (Plant Materials) of the Zoning Ordinance, which specifies that landscaping plant materials be selected for energy efficiency and drought tolerance, and that the landscape plan be designed to minimize energy demand. As such, the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of electricity and natural gas during project operation. Therefore, operational-related energy impacts related to electricity and natural gas would be less than significant.

In conclusion, energy would be consumed through daily activities the new buildings, the delivery of water for potable and irrigation purposes, solid waste management, and daily vehicle use. While the long-term operation of the project would result in an increase in energy consumption compared to

existing conditions, the project will incorporate design measures (related to electricity, natural gas and water use) in compliance with Title 24, the General Plan 2035, the San Ramon CAP, and the San Ramon Zoning Ordinance to minimize energy consumption. As such, the project would promote energy efficiency. Therefore, operation of the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy.

5.6(b) (Conflict with State or Local Plan) Less Than Significant Impact: As previously described, the BAAQMD adopted the 2017 CAP on April 19, 2017 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The proposed control strategy for the 2017 CAP consists of 85 distinct measures targeting a variety of local, regional, and global pollutants. The CAP specifically includes control measures related to the energy sector. The energy control measures in the CAP aim to decarbonize electricity production and decrease electricity demand. The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general, a project is consistent if a) the project supports the primary goals of the CAP, b) includes control measures; and c) does not interfere with implementation of the CAP measures.

The proposed project would have a less than significant impact due to a conflict with the 2017 CAP related to energy since, a) the project supports the goals of the CAP in that it limits urban sprawl by proposing development within existing urban limits on an underutilized site; b) includes control measures to reduce construction-related energy consumption by implementing BMPs set forth by BAAQMD; and c) as a memory care facility and educational building that would install energy conservation features, the proposed project would not interfere with implementation of the energy control measures identified in the 2017 CAP. Therefore, the project will have less than significant impacts due to a conflict with the BAAQMD 2017 CAP.

As previously described, the City of San Ramon adopted a CAP in 2011. The San Ramon CAP contains an Energy Conservation and Alternative Energy Strategy, which promotes energy efficiency in new buildings and facilities. The proposed project is compliant with STRATEGY E-1 of the CAP in that it will incorporate energy conservation features, such as energy-efficient fixtures and lamps for outdoor lighting and landscaping plant materials that are energy efficient. The project directly supports STRATEGY LU-6 by proposing development on an underutilized property in an urbanized area. Therefore, the project will have less than significant impacts due to a conflict with the San Ramon CAP.

In December 2007, the CEC prepared the State Alternative Fuels Plan in partnership with the CARB and in consultation with the other state, federal, and local agencies. The plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. The plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce greenhouse gas emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality. As a memory care facility and educational building that would install energy conservation features, the proposed project would not conflict with or obstruct

implementation of the State Alternative Fuels Plan and impacts would be considered less than significant.[10]

Mitigation Measures: None Required.

5.7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	☐	☒	☐	☐
ii. Strong Seismic ground shaking?	☐	☒	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐

[10] California Energy Commission, Final Adopted State Alternative Fuels Plan, Adopted December 2007, http://www.energy.ca.gov/ab1007/, Accessed September 12, 2008.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Sources: City of San Ramon General Plan 2035 and General Plan EIR; and Geotechnical Feasibility Assessment, prepared by ENGEO, October 13, 2017; and ENGEO Church of the Valley Educational and Memory Care Buildings, June 12, 2018.

Geology and Soils Setting:

The City of San Ramon is located in the San Ramon Valley, east of the Diablo Range. The area is located in a seismically active region that is traversed by a number of fault zones that have the potential to generate strong movements and ground shaking from seismic activity. The information presented below is from a Geotechnical Feasibility Assessment prepared by ENGEO for the proposed project on October 13, 2017 (see **Appendix G**).

The site slopes gently with an approximate elevation of 462 feet in the northwest corner to an approximate elevation of 452 feet in the southeast corner. The site is mapped as surficial sediments (Qa), which include alluvial gravel, sand, and clay of valley areas. These sediments were likely derived primarily from the hills to the west consist of Orinda Formation (Tor). Orinda Formation is described as stream laid deposits are weakly to moderately lithified of mainly Pliocene age. It includes interbedded alluvial claystone, sandstone, and pebble conglomerate.

The nearest active faults are: Calaveras (adjacent), Mount Diablo Thrust (3.9 miles), Hayward (8.4 miles), Greenville (10.8 miles), Concord (12 miles), and San Andreas (26.5 miles). (See **Figure C-3** in **Appendix C**.) The project site is situated directly east of the current mapped Alquist-Priolo Earthquake Fault Zone for the Calaveras Fault. The proposed development is outside of the mapped zone Alquist-Priolo Earthquake Fault Zone for the Calaveras Fault (see **Figure C-4** in **Appendix C**).

ENGEO performed a geotechnical investigation at the site in 1977. At that time, the subsurface conditions encountered were generally very stiff silty clay to a depth of 3 to 6 feet below ground surface (bgs). The surficial silty clays were underlain by very stiff sandy clay with a layer thickness of 4 to 5 feet, underlain by very stiff to hard sandy clay and dense to very dense clayey sand with varying amounts of gravel. Groundwater was not encountered at the time of exploration to the maximum depth explored of approximately 25 feet. The near-surface clay had a plasticity index ranging from 17 to 22, which indicates a moderate expansion potential. The primary hazard identified in 1977 was moderately expansive soil.

ENGEO performed one percolation test on September 22, 2017, excavated to a depth of 5.2 feet bgs. The material at the bottom of the test hole was visually classified as sandy lean clay. The results of the testing identified a percolation rates of 50 minutes per inch.

ENGEO concluded that the site is suitable for the proposed development, provided a design-level geotechnical exploration is performed and the recommendations provided within the future design-

level geotechnical report are properly incorporated into the design plans and specifications. The primary geotechnical concern at the site identified during ENGEO's feasibility study is moderately expansive soil and should be addressed in a site-specific manner during the project development.

Paleontological Resources

As described in the General Plan, paleontological resources are most commonly found in undeveloped areas. The area within the UGB is predominantly developed and has been previously disturbed by existing urban development.

A paleontological resources search performed using the University of California Museum of Paleontology's (UCMP) Miocene Mammal Mapping Project (MioMap) indicated no previous finds of paleontological resources on or in the immediate vicinity of the project site. According to the MioMap database, a number of paleontological finds are located in the open space areas that surround San Ramon, including Las Trampas Regional Wilderness, Mount Diablo State Park, and Bishop Ranch Regional Preserve. The closest paleontological find is located approximately 1.42 miles northwest of the project site.[11]

Geology and Soils Impact Discussion:

5.7(a.i) (Faults) Less Than Significant with Mitigation: Fault rupture occurs when the ground surface fractures as a result of fault movement during an earthquake and almost always follows preexisting fault traces, which are zones of weakness. The project site is located directly east of the current Alquist-Priolo Earthquake Fault Zone for the Calaveras Fault. However, the proposed development is not located within the mapped zone. Although the fault study previously performed at the site concluded the development areas lacked evidence of active faulting, the proximity of habitable structures near the Alquist-Priolo Earthquake Fault Zone, could result in fault rupture through the site. This would be considered a significant impact.

As required by **Mitigation Measure GEO-1**, a design-level geotechnical and geologic investigation report will be completed, the recommendations of which will be incorporated into the final design and construction phases of the project. With implementation of Measure GEO-1, impacts associated with proximity to an Alquist-Priolo Earthquake Fault Zone would be reduced to less than significant levels.

5.7(a. ii) (Ground-Shaking) Less Than Significant with Mitigation: The project site is located near the major active fault trace of the northern Calaveras fault, which is known to generate earthquakes with Maximum Moment Magnitudes of up to 7.0. In addition to the Calaveras fault, the Hayward, Greenville, and San Andreas faults are all located outside of the immediate San Ramon area but may be a source of significant ground shaking. The proximity of the project site to active faults places it within Zone IV (violent) of the Modified Mercalli Intensity (MMI) Shaking Severity Level (see **Figure C-5** in **Appendix C**). Thus, the development of the project site has the potential to expose people or structures to potentially substantial adverse effects resulting from strong seismic ground shaking.

Conformance with standards and requirements set forth in the Building Code of Regulations, Title

[11] University of California Museum of Paleontology, Miocene Mammal Mapping Project (MioMap), http://www.ucmp.berkeley.edu/miomap/, accessed April 13, 2018.

24, Part 2 (the California Building Code 3.7-20 Chapter 3: Setting, Impacts, and Mitigation Measures [CBC]) and the California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act) will ensure that potential impacts from seismic shaking are reduced to less than significant levels.

The project site is located within Site Class D (stiff soil) pursuant to the 2016 California Building Code Ground Motion Parameters. The Site Class D categorization will be utilized to inform development activities and design specifications in order to ensure that potential impacts from seismic activity are reduced to less than significant levels. Site Class D requirements include recommendations for foundation types, appropriate structural systems, and ground stabilization strategies. Adherence to Class D specifications for ground motion parameters will ensure that the proposed building and associated improvements onsite would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death as a result of seismic activity.

Compliance with the California Building Code and implementation of **Mitigation Measure GEO-1**, ensures that foundation and structural design for new buildings meet the latest regulations as well as state and local ordinances for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans will be subject to review and approval by the Building Division prior to the issuance of a building permit. Therefore, with adherence to the California Building Code and implementation of Measure GEO-1, the project will have less than significant impacts as a result of seismic activity.

5.7(a. iii) (Seismic-related ground failure/liquefaction) Less Than Significant with Mitigation: Liquefaction is a phenomena associated with fine-grained, loosely-packed sands and gravels subjected to ground shaking as a result of seismic activity. Liquefaction can lead to total and/or differential settlement and is largely dependent upon the intensity of ground shaking and response of soils. As shown in **Figure C-6** of **Appendix C**, according to regional data provided by USGS, the project site has a moderate susceptibility to liquefaction.

The borings previously performed at the site in 1977 indicated the cohesionless soils encountered were generally dense to very dense. Additionally, groundwater was not encountered to a maximum depth of 25 feet bgs. For these reasons, the site specific investigation completed by ENGEO concluded that the potential for liquefaction at the site is low.

Although the project site has a low to moderate susceptibility to liquefaction, the site is located in an area susceptible to violent ground shaking in the event of an earthquake. As such, the project site could experience seismic-related ground failure, including liquefaction. This would be considered a significant impact.

As required by **Mitigation Measure GEO-1**, a design-level geotechnical and geologic investigation report will be completed, the recommendations of which will be incorporated into the final design and construction phases of the project. With implementation of Measure GEO-1, impacts related to seismic-related ground failure, including liquefaction, would be reduced to less than significant levels.

5.7(a. iv) (Landslide) Less Than Significant Impact: The susceptibility of landslides is dependent on the slope and geology as well as the amount of rainfall, excavation, or seismic activities. A landslide is a mass of rock, soil, or debris displaced down-slope by sliding, flowing, or falling. Areas most susceptible to landslides are characterized by steep slopes and down-slope creep of surface

materials. Landslides are known to occur around slopes steeper than 15% and have demonstrated stability problems in the past.

The project site is relatively flat, and is classified as having very low landslide potential (see **Figure C-7** in **Appendix C**). Due to the relative flat topography of the project area and the sufficient distance to any sloped terrain, the landslide potential is considered low, and therefore less than significant.

5.7(b) (Erosion) Less Than Significant Impact: Development of the project will require site preparation and grading activities that will potentially result in soil erosion or the loss of topsoil if not properly controlled. Water and wind serve as the primary catalyst of soil erosion, with steeper slopes intensifying the effects. Vegetation removal as part of the site preparation process as well as grading and ground disturbing activities associated with development can heighten the potential for and accelerate soil erosion.

Project activities are not expected to generate a substantial loss in topsoil, but will involve the removal of vegetation such as trees and root systems and ruderal vegetation. Accordingly, construction activities do hold the potential to result in soil erosion if not properly performed. However, all ground disturbing activities associated with the project will be carried out pursuant to Municipal Code Division C7 Grading, including Chapter IV Erosion Control. All ground disturbing activities will also be carried out in accordance with the Grading Manual, which specifies that prior to the issuance of a grading permit, activities be reviewed pursuant to the Contra Costa Clean Water Program Stormwater C.3. Guidebook.

Furthermore, as described in Section 5.10 Hydrology and Water Quality, the project will adhere to National Pollution Discharge Elimination System (NPDES) requirements including the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and compliance with the RWQCB Order No. R1-2009-0045, Waste Discharge Requirements. Erosion control requirements are stipulated in the NPDES Permit issued by the RWQCB. These requirements include the preparation and implementation of a SWPPP that contains BMPs. The purpose of the SWPPP is to identify potential sediment sources and other pollutants and prescribe BMPs to ensure that potential adverse erosion, siltation, and contamination impacts would not occur during construction activities. The implementation of a SWPPP with BMPs is required in Mitigation Measure HYDRO-1.

In conclusion, compliance with the mandatory requirements described above, and implementation of HYDRO-1, would prevent substantial soil erosion. Therefore, the project will result in less than significant impacts due to soil erosion.

5.7(c, d) (Unstable Geologic Unit, Expansive Soils) Less Than Significant with Mitigation: Lateral spreading, lurching and associated ground failure can occur during strong ground shaking on certain soil substrate typically on slopes. Lurching generally occurs along the tops of slopes where stiff soils are underlain by soft deposits or along steep channel banks whereas lateral spreading generally occurs where liquefiable deposits flow towards a “free face,” such as channel banks, during an earthquake.

As concluded in ENGEO’s Geotechnical Feasibility Assessment, potentially expansive clay was identified near the surface of the site. The laboratory testing indicated that these soils exhibit moderate shrink/swell potential with variations in moisture content. In general, expansive soils tend to swell with increases in soil moisture and shrink as the soil moisture decreases. Changes in soil moisture content can compromise the integrity of foundations, retaining walls and slab on grade improvements from differential movements (settlement or heave).

As required by **Mitigation Measure GEO-1**, a design-level geotechnical and geologic investigation report will be completed, the recommendations of which will be incorporated into the final design and construction phases of the project. With implementation of Measure GEO-1, impacts related to unstable or expansive soils would be reduced to less than significant levels.

5.7(e) (Septic Tanks) No Impact: The proposed project would connect to the existing sanitary sewer system that would convey effluent to the City's wastewater treatment facility. There are no onsite septic tanks or alternative wastewater treatment facilities proposed as part of the Project. Therefore, there would be no impacts due to the disposal of wastewater where sewers are not available.

5.7(f) (Paleontological Resources) Less Than Significant with Mitigation: The San Ramon General Plan does not identify the presence of any paleontological or unique geological resources within the boundaries of the City Limits. Although the project site has been previously disturbed, the potential remains for the discovery of buried paleontological resources. Because the potential for inadvertent discovery of paleontological or unique geological resources exists, **Mitigation Measure GEO-2**, as set forth below, shall be implemented in accordance with 8.7-I-1 of the San Ramon General Plan. GEO-2 ensures that proper procedures are followed in the event of discovery; thereby reducing potential impacts to paleontological resources to levels below significance.

Mitigation Measures:

GEO-1: A design-level geotechnical and geologic investigation report shall be completed and submitted to the City of San Ramon for review prior to issuance of grading and construction permits. The investigation shall include site-specific subsurface investigation (e.g. borings, test pits, geophysical methods, etc.) and laboratory testing sufficient to further characterize Project Area geologic materials and their anticipated response to seismic activity. The geotechnical study should also include a reevaluation of the findings of the Geotechnical Feasibility Assessment prepared by ENGEO (October 2017). If needed, the geotechnical study will include a fault investigation study to identify appropriate setbacks for the structures within 50 feet of an active fault trace. The design-level geotechnical investigation report shall be signed and stamped by appropriately licensed professionals and at the City's discretion may be subject to a peer review. Construction of Project improvements shall be in compliance with the design-level geotechnical and geologic investigation report approved by the City.

GEO-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

5.8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; San Ramon Climate Action Plan, 2011; BAAQMD 2017 Bay Area Clean Air Plan; BAAQMD CEQA Guidelines 2017; and Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, October 8, 2018.

Greenhouse Gas Setting:

Greenhouse gases (GHGs) are generated from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO_2), nitrous oxide (N_2O), methane (CH_3), chlorofluorocarbons, hydrofluorocarbons and perfluorocarbons.

While GHGs are emitted locally they have global implications. GHGs trap heat in the atmosphere, which heats up the surface of the Earth. This concept is known as global warming and is contributing to climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, degraded ecological systems, deteriorated public health, and decreased water supplies.

To address GHG's at the State level, the California legislature passed the California Global Warming Solutions Act in 2006 (Assembly Bill 32), which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Executive Order S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State's effort to achieve GHG reduction targets. S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled.

The City of San Ramon has adopted local regulations to address GHG emissions. On August 23, 2011, San Ramon City Council adopted a Climate Action Plan (CAP) that incorporates all required components and elements identified for a "qualified Greenhouse Gas Reduction Strategy" as described in the Bay Area Air Quality Management District's Air Quality Guidelines, including a course of action to reduce GHG emissions 15% below 2008 levels by the year 2020.

The BAAQMD CEQA Air Quality Guidelines, which included thresholds of significance for greenhouse gas emissions, were established in May 2010[12] and updated in May 2017. With release of the 2017 Bay Area Clean Air Plan (CAP) and the associated EIR, it is expected that updated thresholds and guidelines may be developed in the near term. In the absence of updated guidelines and thresholds, based upon its own judgment and analysis, the City of San Ramon recognizes these thresholds

[12] Adopted by Board of Directors of the BAAQMD in June 2010 (Resolution No. 2010-6).

represent the best available scientific data and has elected to rely on BAAQMD Guidelines dated May 2017 in determining screening levels and significance.[13]

The BAAQMD is currently working to update any outdated information in the Guidelines and anticipates release of an updated document in 2018.[14] Based on the BAAQMD Guidelines, a project is considered to have a less-than-significant impact due to GHG emissions if it:

1. Complies with an adopted Qualified GHG Reduction Strategy;
2. Emits less than 1,100 metric tons (MT) CO2e per year; or
3. Emits less than 4.6 MT CO2e per service population per year (residents and employees).

The San Ramon CAP is considered a Qualified GHG Reduction Strategy because it contains a baseline inventory of greenhouse gas emissions from all sources, sets forth greenhouse gas emission reduction targets that are consistent with the goals of AB 32, and identifies enforceable GHG emission reduction strategies and performance measures. The subject project is considered to be consistent with the CAP. To assess level of significance for GHG emissions, a service population of 2.6 MT CO_2e was used.

Greenhouse Gas Emissions Impact Discussion:

5.8(a) (Significant GHG Emissions) Less Than Significant Impact: The proposed project will result in the generation and emission of GHGs during construction and operation. Construction will result in GHG emissions from heavy-duty construction equipment, worker trips, and material delivery and hauling. Construction GHG emissions are short-term and will cease once construction is complete.

The BAAQMD has not established thresholds of significance for GHG emissions resulting from construction activities. Rather, BAAQMD encourages the incorporation of best management practices to reduce GHG emissions during construction. As stated in the air quality section of this report, Mitigation Measures AQ-1 and AQ-2 shall be implemented.

A CalEEMod model and project vehicle trip generation rates were used to estimate daily emissions associated with operation of the fully developed site under the proposed project. Table 8 shows the project's annual GHG emission (CO_2E) in metric tons for the existing 40-student school in 2021, the proposed project in 2021, and the proposed project in 2030. Net new emissions will not exceed the BAAQMD threshold of 1,100 metric tons or 2.6 metric tons per capita. Therefore, the project will have less than significant impacts due to GHG contribution at operation.

[13] In March 2012, the Alameda County Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD 2010 CEQA Guidelines and cease dissemination until they complete an assessment of the environmental effects of the thresholds in accordance with CEQA. The Court found that the thresholds, themselves, constitute a "project" for which environmental review is required. In August 2013, the First District Court of Appeal reversed the Alameda County Superior Court's decision. The Court held that adoption of the thresholds was not a "project" subject to CEQA because environmental changes that might result from their adoption were too speculative to be considered "reasonably foreseeable" under CEQA. In December 2015, the California Supreme Court reversed the Court of Appeal's decision and remanded the matter back to the appellate court to reconsider the case in light of the Supreme Court's opinion. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The BAAQMD is currently working to update any outdated information in the Guidelines.

[14] Alison Kirk, BAAQMD, Email Correspondence, June 6, 2017.

TABLE 8: ANNUAL PROJECT GHG EMISSIONS (CO_2E) IN METRIC TONS

SOURCE CATEGORY	EXISTING SCHOOL IN 2021	PROPOSED PROJECT IN 2021	PROPOSED PROJECT IN 2030
Area	< 1	2	3
Energy Consumption	27	76	76
Mobile	103	652	502
Solid Waste Generation	3	43	42
Water Usage	< 1	7	7
Total	135	780	630
Net New Emissions	**NA**	**645**	**495**
Service Population Emissions	**NA**	**2.6**	**2.1**

Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, October 8, 2018.

5.8(b) (Conflict with GHG Plan) Less Than Significant Impact: The project is subject to local policies related to GHG emissions including the City of San Ramon CAP and the most recent General Plan. As proposed, the project is consistent with all the applicable local plans, policies, and regulation and does not conflict with the stipulations of AB 32, the applicable air quality plan, or any other State or regional plan, policy, or regulation of an agency for the purpose of reducing greenhouse gas emissions.

As proposed, construction activities and operation of the project would be conducted in a manner that generally conforms with the City's Climate Action Plan since it promotes infill development and meets energy efficiency requirements of Title 24. In particular, the project directly supports STRATEGY LU-6 of the CAP by proposing development on an underutilized property in an urbanized area. The proposed project is also compliant with STRATEGY T-5, which encourages the use of low and zero emission vehicles, by pre-plumbing to provide for a minimum of 10 onsite electrical vehicle (EV) charging stalls. Last, the project includes bicycle racks proximate to the school building, supporting STRATEGY T-7, which requires projects to provide facilities that make travel by bicycle more convenient. Therefore, the project will have less than significant impacts due to a conflict with the San Ramon CAP.

In conclusion, the project does not conflict with a local plan adopted for the purpose of reducing GHG emissions. Therefore, impacts due to a conflict would be less than significant.

Mitigation Measures: None Required.

5.9. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; Phase I Environmental Site Assessment, prepared by AEI Consultants, September 19, 2017; AEI Consultants Site Development Update/Phase I ESA, June 13, 2018; AEI Consultants Limited Phase II Subsurface Investigation, August 7, 2018; and CAL FIRE, Fire Hazard Severity Zones in SRA for Contra Costa County, adopted November 7, 2007.

Hazardous Material Setting:

The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: "a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed." Regulations governing the use, management, handling, transportation and disposal of hazardous waste and materials are administered by Federal, State and local governmental agencies. Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the "Cortese List."

Hazardous waste management functions in the City of San Ramon is administered pursuant to the Contra Costa County Hazardous Materials Area Plan.[15] The 2016 Contra Costa County Hazardous Materials Area Plan identifies hazardous materials incident planning, operations, organization, and responsibilities for handling a hazardous materials incident in Contra Costa County. Contra Costa County's Hazardous Materials program serves area residents by responding to emergencies and monitoring hazardous materials.

The Contra Costa Health Services Hazardous Materials Programs Office (CCHS) is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas within Contra Costa County. As the CUPA, CCHS is the local agency responsible for administering the six elements of the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The San Ramon Valley Fire Protection District maintains a hazardous materials Response team that responds to emergency and non-emergency incidents. The intent of these programs is to protect the public health from exposure to hazardous waste.

The City's Emergency Operations Plan, adopted in 2006 and subsequently updated, establishes emergency planning, policies and procedures, and resources. The plan identifies the appropriate actions to take when an event occurs due to a major earthquake, hazardous materials incident, flood, national security emergency, wildfire, landslide, and other events. The City's Emergency Organization is set forth in the Municipal Code Division A8 Chapter 1. It specifies that all emergency response agencies shall use the Incidental Command System, Standardized Emergency Response System and National Incident Management System.

The California Department of Forestry and Fire Protection (CAL FIRE) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. CAL FIRE's Statewide and County maps (adopted November 2007) depict Fire Hazard Severity Zones (FHSZs) that are within the State Responsibility Area (SRA). The SRA is the area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership. The FHSZs in the SRA are further classified as being Moderate, High, or Very High.

[15] "*Contra Costa County Hazardous Materials Area Plan*," prepared by the Contra Costa County Hazardous Materials Program Office, May 2016.

In addition, CAL FIRE has prepared and transmitted recommendations for Very High FHSZs in those areas where local governments have financial responsibility for wildland fire protection, known as Local Responsibility Areas (LRA). Only lands zoned as Very High FHSZ are identified within the LRA.

The City of San Ramon in its entirety, including the project site, is categorized as Non-VHFHZ by CAL FIRE (see **Figure C-8** in **Appendix C**).

Phase I Environmental Site Assessment

AEI Consultants prepared a Phase I Environmental Site Assessment (ESA) for the project on September 19, 2017 (see **Appendix H**). The Phase I ESA identified the following:

1) There was no evidence of the following on the subject property:
    a. Recognized Environmental Conditions (RECs)
    b. Controlled Recognized Environmental Conditions (CRECs)
    c. Historical Recognized Environmental Conditions (HRECs)
2) The subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. AEI recommends the performance of on-site sampling to determine if the subject property has been significantly impacted in connection with the historical agricultural use for the protection of the construction workers and future occupants of the subject property.
3) Due to the age of the subject property administration building (circa 1978), there is a potential that asbestos-containing material (ACMs) are present. All observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an Operations and Maintenance (O&M) Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.
4) Due to the age of the subject property administration building (circa 1978), there is a potential that lead-based paint (LBP) is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

Phase II Limited Subsurface Investigation

AEI Consultants conducted a subsurface investigation of the site on July 23, 2018 and presented the results in a report dated August 7, 2018. The purpose of the investigation was to determine potential risk for construction workers and future occupants of the site related to the presence of pesticides in shallow soils associated with historical agricultural operations. Four surface soil samples were collected from the project site, locations of which are included in the full report submitted by AEI Consultants (see **Appendix I**)**.** Locations for sampling were selected to assess historical agricultural use on the site and in part were chosen based on accessibility due to existing landscaping and pavement. Samples were collected by hand to a depth of one-foot below ground surface and were given unique identifiers SB-1 to SB-4.

Subsurface conditions observed during sampling indicate surface soil at the site is primarily comprised of silty clay. Groundwater was not encountered during the investigation and no visual or olfactory indications, such as soil discoloration or odor, of potentially impacted soils were present during sampling activities.

Results of soil samples were compared to regulatory screening levels from the San Francisco Bay Regional Water Quality Control Boards (RWQCB) Environmental Screening Levels (ESLs) for Direct Contact under a residential land use scenario. These ESLs represent a conservative approach to the analysis. The presence of chemicals in soil at concentrations below screening levels are assumed not to pose a significant threat to human health and the environment. Arsenic comparison concentrations, taken from Geochemical and Mineralogical Maps for the Coterminous United States by the United States Geological Survey (USGS), indicate naturally occurring background levels for the San Ramon area are between 6.0 mg/kg and 7.0 mg/kg. Table 9 presents a summary of the results from the soil sample for Organochloride Pesticides (OCPs) and Arsenic.

TABLE 9: SOIL SAMPLE DATA SUMMARY

ID	4,4 DDD (MG/KG)	4,4 DDE (MG/KG)	4,4 DDT (MG/KG)	ARSENIC
SB-1	0.00013	0.0028	0.00096	5.1
SB-2	<0.00010	0.00043	0.00043	4.5
SB-3	<0.00010	<0.00010	<0.00010	5.3
SB-4	<0.00010	0.00023	0.00012	7.2
Environmental Screening Levels for Direct Contact established by RWQCB				
Direct Contact Residential ESL	2.7 mg/kg	1.9 kg/mg	1.9 mg/kg	0.067 kg/mg

Source: Phase II Limited Subsurface Investigation prepared by AEI Consultants, August 7, 2018.

Note: Arsenic levels observed in samples collected from the Site are consistent with naturally occurring arsenic (6.0 – 7.0 mg/kg) as demonstrated by USGS' *Geochemical and Mineralogical Maps for the Conterminous United States* (Smith 2014) for the San Ramon Area.

Results from the Phase II indicate low concentrations of OCPs in each of the soil samples, confirming the use of these chemicals on site, however their respective concentrations are below direct contact residential ESLs. In addition, arsenic was found at levels consistent with typical background concentrations for the area. Based on the findings of the investigation, additional investigation associated with historical agricultural operations is not warranted.

Hazards/Hazardous Materials Impact Discussion:

5.9(a, b) (Routine Transport, Upset and Accident Involving Release) Less Than Significant Impact: Site preparation and construction activities will result in the temporary presence of potentially hazardous materials including, but not limited to fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials onsite. Although these potentially hazardous materials may be present onsite during construction, the applicant is required to comply with all existing federal, state and local safety regulations governing the transportation, use, handling, storage and disposal of potentially hazardous materials.

Prior to the commencement of site preparation a Stormwater Pollution Prevention Plan (SWPPP) that includes Best Management Practices (BMPs) will be prepared and implemented during all construction activities. This includes good housekeeping of construction equipment, stockpiles and active construction areas, ensures that spill and leak prevention procedures are established, and that clean up kit and materials are readily available for use onsite during all construction activities. Compliance with all existing Federal, State, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials ensure that impacts due to temporary construction will be less than significant.

The proposed Memory Care Facility may generate or use hazardous waste, including pharmaceuticals, syringes, and needles, during operation. In the event that the proposed Memory Care Facility involves the on-site storage of potentially hazardous materials in sufficient quantities, a Hazardous Materials Business Plan shall be submitted to the Contra Costa Health Services Hazardous Materials Program. Compliance with required regulations governing hazardous materials will ensure that potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials at project operation will be less than significant.

5.9(c) (Emit or Handle Hazardous Materials Within ¼ Mile of School) Less Than Significant Impact: The subject property contains the Church of the Valley School, which currently serves preschool and elementary age children. Construction activities would occur within approximately 10 feet from the existing school. Other schools in the vicinity of the subject property are Montevideo Elementary School (0.6 mile northeast), California High School (0.62 mile east), Neil Armstrong Elementary (0.7 mile southeast), Lori's Pre-school (0.73 mile east), and Bollinger Canyon Elementary School (0.88 mile northwest).

During construction activities, fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials will be temporarily present onsite. However, all materials will be staged in designated construction areas and properly stored and contained. Construction materials temporarily present onsite will not pose a risk to existing students.

At operation, the school onsite will co-exist with the existing Church and the proposed Memory Care Facility. The Education Facility will not emit or handle hazardous materials or generate hazardous waste. As with the existing uses onsite, small quantities of cleaning fluids may be present at operation, but will be contained in locked storage. Cleaning materials and supplies associated with

maintenance do not pose a risk to students and potential impacts would be considered less than significant.

The proposed Memory Care Facility may generate or use hazardous waste, including pharmaceuticals, syringes, and needles, during operation. However, any significant amounts of hazardous materials handling or storage will require a Hazardous Materials Business Plan under the review authority of the Contra Costa Health Services Hazardous Materials Program. Compliance with required regulations governing hazardous materials and wastes will ensure that potential hazards to onsite and nearby schools at operation will be less than significant.

5.9(d) (Existing Hazardous Material Sites) No Impact: The California Environmental Protection Agency (CAL-EPA) annually updates the California Hazardous Waste and Substances Site List (also known as the Cortese List"). The Department of Toxic Substances Control (DTSC) compiles a record of sites to be included on the list, which is then submitted to the CAL-EPA. As part of the Phase I ESA, AEI Consultants conducted a regulatory agency records review and a regulatory database records review. Below are the results of those reviews:

- The subject property is identified on the HAZNET database. No additional details were available. Based on the regulatory oversight and the lack of hazardous waste generation, this listing does not represent a significant environmental concern.
- According to the DTSC HWTS, the subject property, formerly maintained EPA ID number CAC00265024, was listed as inactive. No additional information was available.
- No information indicating any release of hazardous materials from the subject property was found on the EnviroStor or GeoTracker websites.

The Phase I ESA did not detect any indication of spills, leaks, or contaminated soils on the project site. The Phase II Investigation did not detect chemicals onsite that exceed or approach environmental screening levels. The project will not create a significant hazard to the public or the environment by virtue of it being located on an identified Cortese site. Therefore, the project will have no impacts due to existing hazardous materials onsite or in the vicinity.

5.9(e, f) (Public Airport Land Use Plans, Private Airport Land Use Plans) No Impact: The City of San Ramon does not contain any airports or private airstrips and does not overlap with any airport influence areas. The closest airport to the City of San Ramon is the Livermore Municipal Airport, located about 4 miles southeast of the City. Therefore, the project is not located within the boundaries of an airport land use plan or located in direct proximity to a private airstrip. As such, no impacts associated with airport-related hazards would occur.

5.9(g) (Impair Emergency Response Plan) Less Than Significant Impact: The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Site plans include ingress and egress access driveways to accommodate emergency vehicles and provide connectivity to the existing circulation and street system and would not interfere with implementation of the City of San Ramon's Emergency Operations Plan. The proposed project will retain sufficient emergency vehicle access throughout all phases of construction and at operation. There are no aspects of the proposed project that will interfere with an adopted emergency or evacuation plan. Therefore, impacts will be less than significant as a result of the proposed project.

5.9(h) (Wildland Fire Hazards) Less Than Significant Impact: Wildland fires are of concern particularly in expansive areas of native vegetation of brush, woodland, grassland. The project site is located within the City limits and surrounded by roadways and residential land uses. The project site is categorized as a Non-VHFHZ by CAL FIRE and surrounded by land designated as Non-VHFHZ on all sides. However, the project site is located approximately 345 feet from a large expanse of land containing grasses and trees that is designated as "High Fire Hazard Severity Zone" by CAL FIRE (see **Figure C-8** in **Appendix C**). As such, the project could expose people or structures to impacts related to wildland fires.

The San Ramon Valley Fire Protection District (SRVFPD) is responsible for protecting life, property, and the environment from fire. The SRVFPD implements an Exterior Hazard Abatement program, which is designed to reduce or prevent the spread of wildfire from one property to another. Each year, property owners in the wildland urban interface area are notified of the requirement for exterior hazard abatement to address any overgrowth of grasses, weeds, shrubbery or trees.

The SRVFPD responds to calls including structure, wildland, and other fires. The nearest fire station is located at 1500 Bollinger Canyon Road, approximately 2 miles driving distance from the project site. Fire Station 34, located at 12599 Alcosta Boulevard, is approximately 2.4 miles driving distance from the project site. Although the project could expose people or structures to impacts related to wildland fires, in the event of a fire, the two fire stations in the vicinity would be able to provide a timely response (see Section 5.15 Public Services). Therefore, impacts related to the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires will be less than significant.

Mitigation Measures: None Required.

5.10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or	☐	☐	☒	☐

siltation on- or off-site?				
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035; General Plan EIR; Phase I Environmental Site Assessment, prepared by AEI Consultants, September 19, 2017; AEI Consultants Site Development Update/Phase I ESA, June 13, 218; Preliminary Site Improvement Plan, September 10, 2018; and Hydrology and Hydraulics Study Report, Oak Creek and Norris Creek Flood Mapping Study, San Ramon, CA, prepared by AECOM and Wreco, March 2016.

Hydrology and Water Quality Setting:

The project site is located within Norris Creek watershed, which drains to the Alameda Creek watershed. The Norris Creek watershed originates in the hills west of San Ramon and flows travel eastward towards the Valley floor, across I-680 and discharge into South San Ramon Creek. Other drainages within the Alameda Creek watershed include Alamo Creek and Tassajara Creek. These drainages convey flows to Arroyo De La Laguna in Pleasanton and ultimately to Alameda Creek in Sunol, which outlets to the San Francisco Bay in Fremont.

Three water bodies within the Planning Area are listed on California's 2012 Section 303(d) list of impaired water bodies. Section 303(d) of the Federal Clean Water Act requires States to identify waters that do not meet the water quality standards or objectives and thus, are considered "impaired." Once listed, Section 303(d) mandates prioritization and development of a total maximum

daily load (TMDL). Arroyo De La Laguna, Alameda Creek, and Walnut Creek are listed as category 4a segments, meaning that these water segments are impaired and a TMDL is required.[16] The pollutant listed for these segments is diazinon. The listing for diazinon was made by USEPA for the 1998 303(d) list. For 2006, diazinon was moved by USEPA from the "303(d) List" to the "Being Addressed by USEPA Approved TMDL List" because the TMDL approved by USEPA and the implementation plan are in place.

The project site is relatively flat and is developed with an existing church sanctuary, administrative building, asphalt parking lots, a hard-packed over-flow parking area, and landscaped areas. Surface runoff sheets flows into Norris Creek, which bisects the project site, or is delivered to the creek via existing onsite drain inlets that convey water that were originally installed in the 1960s. On the southeastern property boundary, the creek enters into a storm drain culvert that conveys flows underground beneath the exiting parking lot and southern driveway. Leaving the project site, the stormwater culvert continues underground beneath San Ramon Valley Boulevard for approximately 1,000 feet before daylighting in a broad roadside ditch southeast of the project site and adjacent to I-680. The roadside ditch drains south to South San Ramon Creek, which eventually flows southeast to Orestimba Creek, and then to the San Joaquin River approximately 36 miles east of the project site.

The Phase I Environmental Site Assessment (ESA) prepared by AEI Consultants identified the groundwater conditions at the project site. Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is to the east. Based on groundwater monitoring data for a nearby property at 1091 Market Place, approximately 5,000-feet northeast of the project site, groundwater in the vicinity is encountered at six to 13 feet below ground surface (bgs).

Surface water quality is regulated by the San Francisco Bay RWQCB via the Water Quality Control Plan for the San Francisco Bay Region (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands or other Waters of the State. As described in Section 5.4(c) of this document, under the proposed project, there would be no impact to Corps' or RWQCB's jurisdictional features "wetlands or other waters." Thus, authorization (i.e., a permit) from the Corps, or Section 401 Clean Water Act "certification of water quality" (i.e., a permit) from the RWQCB, is not necessary for the proposed project, as no direct impacts to these features would occur.

Because the project site contains Norris Creek, which could be indirectly impacted from project implementation, the proposed project is subject to the RWQCB Municipal Regional Stormwater NPDES Permit ("MS4"), Order No. R2-2015-0049, NPDES Permit No. CAS612008).[17] Provision C.3 – New Development and Redevelopment, requires permitees (e.g., City of San Ramon) to use their planning authorities to include appropriate source control, site design, and stormwater treatment

[16] State Water Resources Control Board, 2012 Clean Water Act Section 303(d) List, https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2012.shtml, Accessed April 23, 2018.
[17] California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit, Order No. R2-2015-0049, NPDES Permit No. CAS612008, November 19, 2015, https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/R2-2015-0049.pdf, Accessed August 29, 2018.

measures in new development and redevelopment projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from new development and redevelopment projects. This is accomplished through the development and implementation of a stormwater pollution prevention plan (SWPPP), low impact development (LID) techniques, and Green Infrastructure.

Dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the NPDES General Permit (No. CAS000002) for Discharges of Storm Water Discharges Associated with Construction and Land Disturbance Activities Order 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0005-DWQ) from the State Water Resources Control Board.[18] Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The NPDES General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. The SWPPP would include specifications for Best Management Practices (BMPs) to be implemented during construction activities to control potential discharge of pollutants from the construction area. Additionally, the SWPPP would describe measures to prevent pollutants in runoff after construction is complete and develops a plan for inspection and maintenance of the project facilities.

The County of Contra Costa sets forth Low Impact Development (LID) Design Guides in Chapter Four of the CCCWP's Stormwater C.3 Guidebook. Development projects in Contra Costa County that create or replace 10,000 square feet or more of impervious area are subject to the County's Stormwater Program requirements in order to comply with the C.3 requirements in the California Regional Water Quality Control Boards' Municipal Regional Permit. Contra Costa County LID strategies include draining impervious surfaces to landscaped areas, the use of bio-retention[19] and other retention features to capture runoff and encourage infiltration onsite, thereby decentralizing storm water treatment and integrating it into the overall site design.

The Contra Costa Clean Water Program (CCCWP) is a collaboration established by an agreement among 19 Contra Costa cities and towns, Contra Costa County, and the Contra Costa County Flood and Water Conservation District. The CCCWP and maintains and repairs the municipal storm water drainage system, and oversees the NPDES Storm Water Discharge Permit. The CCCWP implements common tasks and assists the member agencies to implement their local stormwater pollution prevention programs including the RWQCB Municipal Regional Stormwater NPDES Permit No. CAS612008. As a participating agency, the City of San Ramon must comply with the provisions of the County's permit.

The proposed project is required to mimic pre-developed conditions, protect water quality, and retain runoff from impervious surfaces onsite in accordance with LID objectives. The Project includes several strategies to address hydrology and protect water quality. The project includes bio-retention planters and other landscape areas to treat and hydromodify surface runoff from impervious surfaces before it is discharged into the storm drain system.

[18] State Water Resources Control Board, Construction General Permit Order 2009-0009-DWQ, http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml, Accessed August 29, 2018.
[19] Bio-retention areas function as a soil and plant based filtration and infiltration feature that removes pollutants through natural physical, biological, and chemical treatment processes.

To minimize hardscape surfaces and further reduce runoff, pervious pavers will be used in pathways and the new playground area to allow rainfall to be absorbed into the ground. Last, the Project's Preliminary Site Improvement Plans include proposed storm drain lines that convey stormwater flows towards bio-retention planters and bio-swales, which then percolate into the ground and enter existing storm drain lines.

The Federal Emergency Management Agency's (FEMA's) flood hazard mapping program provides important guidance for the City in planning for flooding events and regulating development within identified flood hazard areas. FEMA's National Flood Insurance Program is intended to encourage State and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, the FEMA defines floodplain and floodway boundaries that are shown on the Flood Insurance Rate Maps (FIRMs). The project site is located in FEMA Zone X (unshaded), as delineated on maps numbered 06013C0577F and 06013C0464F (see **Figure C-4** in **Appendix C**). Zone X is the area determined to be outside the 500-year flood. These areas are considered to have a minimal flood hazard.

A Hydrology and Hydraulics Study Report was prepared for Norris Creek and Oak Creek for the purpose of determining the 100-year floodplain of Norris and Oak Creeks. As previously stated, Norris Creek bisects the project site. Oak Creek is located over 1 mile southeast of the project site. The study concluded that for Norris Creek, flooding greater than 1 foot deep occurs on Hawkins Drive, Marlboro Way, Lira Court, Bath Court, Biddleford Drive, Westchester Drive, Calais Drive, Broadmoor Drive, Kittery Avenue, Riviera Way, and Kittery Place. Most of the flow of at least 1 foot in depth is contained within the streets, and no houses are affected by the 100-year event.

The Norris Creek 100-year flood model results show that the creek traversing the project site could reach depths ranging from 0.5 feet to depths of greater than 3 feet in a 100-year flooding event. A few portions of the project site that front San Ramon Valley Boulevard could reach depths ranging from 0.5 to 2 feet in a 100-year flooding event.

Hydrology and Water Quality Impact Discussion:

5.10(a) (Violations of Water Quality Standards) Less Than Significant Impact with Mitigation: Construction activities have the potential to result in runoff that contains sediment and other pollutants that could degrade water quality if not properly controlled. Sources of potential pollution associated with construction include fuel, grease, oil and other fluids, concrete material, sediment, and litter. These pollutants have the potential to result in impacts due to chemical contamination from the release of construction equipment and materials that could pose a hazard to the environment or degrade water quality if not properly managed.

In order to ensure that proper controls and treatment are in place to prevent the runoff of storm water during construction, the project shall adhere to the requirements outlined in the "NPDES General Permit (No. CAS000002) for Discharges of Storm Water Discharges Associated with Construction and Land Disturbance Activities," including the preparation and implementation of a SWPPP and compliance with the RWQCB Order No. R2-2015-0049, Waste Discharge Requirements. Erosion control requirements are stipulated in the NPDES Permit issued by the RWQCB. These requirements include the preparation and implementation of a SWPPP that contains BMPs. The purpose of the SWPPP is to identify potential sediment sources and other pollutants and prescribe BMPs to ensure that potential adverse erosion, siltation, and contamination impacts would not occur during construction activities.

Mitigation Measure HYDRO-1 below requires that the project implement a SWPPP with BMPs that include but are not limited to fiber roll protection at all drains, the use of gravel at access driveways during construction, designated washout areas, and the development and implementation of a hazardous materials spill prevention plan. These and other BMPs are designed to protect water quality from potential contaminants in stormwater runoff emanating from construction sites. With implementation of HYDRO-1, the project's potential to result in a violation of water quality standards during construction would be reduced to levels below significance.

Based on groundwater monitoring data for a nearby site at 1091 Market Place, approximately 5,000-feet northeast, groundwater in the vicinity of the subject property is encountered at six to 13 feet bgs. As such, ground disturbance has the potential to encounter groundwater and may require dewatering during construction activities. The discharge of construction dewatering could result in increased sediment loads to the storm drain system, which could similarly impact water quality if not properly controlled. **Mitigation Measure HYDRO-2** below requires that the project comply with waste discharge requirement specified by the RWQCB including the reuse of dewaters onsite, allowing settlement of sediment to occur prior to release, and other BMPs. Direct discharge from dewatering shall be precluded from directly entering the creek onsite. With implementation of HYDRO-2 below the project's potential to result in a violation of water quality standards due to dewatering associated with construction would be reduced to levels below significance.

At operation, stormwater runoff could degrade water quality via non-point contaminants such as oils, grease, and exhaust that settles onsite. Permanent stormwater BMPs have been designed in accordance with the CCCWP's Low Impact Development (LID) Design Guidelines and Provision C.3 of the RWQCB Municipal Regional Stormwater NPDES Permit ("MS4"), NPDES Permit No. CAS612008.

The natural drainage for the site will not be altered. The existing storm drain facilities will be used on-site to drain the new development. The project has been designed to avoid disturbance to Norris Creek (all construction activities will occur outside top of bank). At operation of the proposed Educational Facility and Memory Care Facility, the natural drainage pattern on the site will not change. There will be no additional drainage outfalls into the creek.

All proposed development on-site will drain into the existing storm drain system on-site by connecting into existing pipes and structures. As such, stormwater runoff from new impervious surfaces introduced onsite will not flow directly into the creek. New impervious surfaces will drain to bio-retention planters, which filter stormwater prior to entering the storm drain system. As such, the project is consistent with LID requirements and incorporates BMPs that will adequately protect water quality at operation.

The project will also implement General Plan 2030 Policies 8.4-I-11, 8.4-I-12, and 8.8-I-6, which require participation in clean water programs, monitoring waterways to prevent degradation, and the continued implementation of the City of San Ramon Stormwater Management Program. Based on the above, with implementation of HYDRO-1 and HYDRO-2, the project's potential to result in a violation of water quality standards would be reduced to levels below significance.

5.10(b) (Groundwater Supply and Recharge) Less Than Significant Impact: The East Bay Municipal Utility District (EBMUD) is the water supplier within the City of San Ramon. Approximately 90 percent of the water used by EBMUD comes from the Mokelumne River watershed located in the

Sierra Nevada Range. According to the San Ramon General Plan and the EBMUD Urban Water Management Plan,[20] the City has adequate water supply resources to accommodate development without depleting, degrading or altering groundwater supplies or interfering substantially with groundwater recharge.

Development of the project will not result in the lowering of the aquifer or the local groundwater table. The project's water demands are consistent with water demands evaluated in the San Ramon General Plan, which found that sufficient water supplies are available to meet existing and planned future development within the area. Groundwater reserves will not be impacted by the proposed development. Therefore, the project will have a less than significant impact to groundwater supplies and recharge.

5.10(c-e) (Drainage Pattern, Runoff and Storm Drain Capacity) Less Than Significant Impact: The proposed project will not alter the course of a stream or river. Following the natural gradient of the existing land, stormwater runoff is currently directed to the creek on the project site or is delivered to this creek via project existing onsite drain inlets.

As shown on the Preliminary Stormwater Control Plan, the proposed project would introduce approximately 67,700 square feet of impervious surfaces. The general direction and pattern of drainage following construction will match pre-development conditions. While the proposed project would introduce new impervious surfaces onsite, the project will also introduce LID standards and new storm drainage infrastructure onsite to capture, convey and manage additional discharge resulting from new impervious surfaces introduced. Onsite improvements will capture and filter storm water runoff prior to its discharge into the reinforced concrete pipes on the project site. Therefore, the project will not result in a drainage pattern that causes substantial erosion or siltation on- or off-site nor will it result in flooding on- or off-site. Impacts to the drainage pattern, storm drain system and runoff as a result of the proposed project would be less than significant.

The San Ramon Engineering Services Division regulates storm drain facilities to ensure that flow area capable of accommodating the 25-year storm event and that runoff from new development projects do not increase the 100-year peak flows in the City's flood control channels. The City's Engineering Services Division has reviewed the project and determined that there is remaining capacity in the existing system to accommodate stormwater runoff generated by the project. The project dos not require the expansion of existing facilities nor does it warrant construction of new storm drain facilities. Therefore, impacts to the storm drain system would be less than significant.

5.9(f) Otherwise Degrade Water Quality) Less Than Significant Impact: The proposed project would be served by the City's wastewater collection system operated by the Contra Costa County Sanitation District (CCCSD). There are no septic systems or other alternatives wastewater treatment facilities proposed as part of the project. All wastewater would be collected and conveyed via existing sanitary sewer pipelines to the wastewater treatment plant. The project's wastewater would not result in adverse impacts to water quality. There are no other aspects of the project that would result in degradation to water quality. Therefore, the project would have less than significant impacts under this criterion.

[20] East Bay Municipal Utility District, Urban Water Management Plan, 2015.

5.10(g-h) (Flood Hazards) Less Than Significant Impact: Based on FEMA's FIRM Panels 06013C0577F and 06013C0464F, the project site is located in Zone X (unshaded), an area determined to be outside the 500-year flood. These areas are considered to be minimal flood hazard areas. As such, the proposed memory care facility and educational building would not place housing within a FEMA 100-year flood hazard area, and would not place residences or structures in a location with a significant risk due to flooding, as identified by FEMA. In addition, the proposed project would not place structures within a FEMA 100-year flood hazard area and impede or redirect flood flows.

As depicted in the Hydrology and Hydraulics Study Report, the creek traversing the project site could reach depths ranging from 0.5 feet to depths of greater than 3 feet in a 100-year flooding event. A few portions of the project site that front San Ramon Valley Boulevard could reach depths ranging from 0.5 to 2 feet in a 100-year flooding event. The proposed memory care facility and educational building would be located upslope from San Ramon Valley Boulevard, and neither structure would be located within areas subject to inundation in a 100-year flooding event.

Based on FEMA's flood hazard mapping program and the results of the Hydrology and Hydraulics Study Report, the proposed memory care facility and educational building would not place residences or structures in a location with a significant risk due to flooding. In addition, the proposed project would not place structures within a flood hazard area and impede or redirect flood flows. Therefore, impacts related to flood hazards would be less than significant.

5.10(i-j) (Levee Dam, Seiche, Tsunami, Mudflow) No Impact: There are no levees or dams in the immediate project vicinity, nor are any such facilities located upstream of the project area that would pose a potential threat associated with failure. Likewise, the project site is not located near any large bodies of water that would be susceptible to a seiche. San Ramon is over 29 miles from the Pacific Ocean, precluding the possibility of tsunami inundations from waves. Mudflows have not been documented in Bollinger Canyon, the Westside foothills, the Dougherty Valley, or the Tassajara Valley and there are no steep sloped areas proximate to the project site. Based on the above, the proposed project would not be exposed to hazards associated with any of the above catastrophes and therefore there would be no impacts from project implementation.

Mitigation Measures:

HYDRO-1: In accordance with the National Pollution Discharge Elimination System regulation, the applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP shall address erosion and sediment controls, proper storage of fuels, temporary erosion control including fiber rolls, staked straw bales, geofabric, and sandbag, and identification for use and cleanup of hazardous materials. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. A Notice of Intent, fees, and other required documentation shall be filed with the Regional Water Quality Control Board. During construction a monitoring report shall be conducted weekly during dry conditions and three times a day during storms that produce more than 1/2" of precipitation.

HYDRO-2: Should construction dewatering be required, the applicant shall either reuse the water on-site for dust control, compaction, or irrigation, retain the water on-site in a grassy or porous area to allow infiltration/evaporation, or obtain a permit to discharge

construction water to a sanitary sewer or storm drain. Discharges shall require a one-time special discharge permit from the Central Costa County Sanitary District and shall operate in compliance with the District's NPDES Discharge Permit CA0037648, adopted April 17, 2017 (Order No R2-2017-0009).[21] Measures may include characterizing the discharge and ensuring filtering methods and monitoring to verify that the discharge is compliant with the local wastewater discharge requirements. Discharges to a storm drain shall be conducted in a manner that complies with the California Regional Water Quality Control Board San Francisco Bay Region Order No. R2-2015-0049, Municipal Regional NPDES Permit No. CAS612008, and the Contra Costa Clean Water Program and Implementing Standards for Erosion and Sediment Control. In the event that groundwater is discharged to the storm drain system, the applicant shall submit permit registration documents for the SWPPP including characterization of the discharge specific BMPs.

5.11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035 and General Plan EIR; San Roman Municipal Code; San Ramon Climate Action Plan; and San Ramon Bicycle Master Plan, April 2018.

[21] San Francisco Bay Regional Water Quality Control Board, Central Contra Costa Sanitary District Wastewater Treatment Plant Waste Discharge Permit, April 2017, https://www.waterboards.ca.gov/sanfranciscobay/board_decisions/adopted_orders/2017/R2-2017-0009.pdf, Accessed August 29, 2018.

Land Use and Planning Setting:

The City of San Ramon encompasses 18.73 square miles and includes a variety of land uses such as residential, office, commercial and public land uses. The City is situated on both sides of I-680, in the southeastern portion of Contra Costa County. The City of San Ramon is largely developed with limited vacant land remaining.

The San Ramon General Plan identifies two basic philosophies to accommodate future growth: 1) annex land within the Urban Growth Boundary (UGB) as necessary to accommodate future housing needs, and 2) focus new growth inward through the intensification of land use density via infill projects within existing urban areas.

The project site is located within the limits of the City of San Ramon, within the Twin Creeks Planning Subarea. The project site exhibits a General Plan land use designation of Public and Semipublic (see **Figure 3: General Plan Land Use**). The project site is zoned as Public and Semipublic (see **Figure 4: Zoning**). The proposed project would require a Land Use Permit for the Memory Care Facility and Minor Use Permits for the Educational Building and outdoor storage, as these uses are conditionally allowed within the Public and Semipublic Zoning Designation.

The project site is surrounded by land designated as multiple-family high-density and single-family low-medium-density to the north, San Ramon Valley Boulevard and I-680 to the east, and single-family low-medium-density to the south and west.

San Ramon General Plan

The proposed project is subject to land use goals and policies outlined in the San Ramon General Plan. The following policies from the General Plan are particularly applicable to the subject project:

POLICY 4.6-I-10: Provide a wide range of housing opportunities for current and future residents.

POLICY 7.3-G-1: Encourage development of private educational, cultural, childcare, and medical facilities in San Ramon.

POLICY 7.3-I-2: Facilitate the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside or work in San Ramon.

POLICY 7.3-I-3: Actively work with public, private, and non-profit service providers to create and expand opportunities for elder care facilities, programs, and services in San Ramon.

POLICY 7.3-I-7: Provide opportunities to locate meeting facilities (public or private), preschool facilities, and child care facilities in residential areas on arterial or collector streets.

The creek on the project site is identified in General Plan Figure 8-3 (Resource Management) and is subject to the creek setback standards pursuant to Division D5, Chapter 1, Section D5-4 of the Zoning Ordinance.

San Ramon Zoning Ordinance

The subject property is zoned Public and Semipublic (PS) and the specific development standards are limited to a Floor Area Ratio (FAR) of 0.35. The existing FAR is 0.06 (existing improvements onsite comprise approximately 13,600 square feet and the total acreage of the property is 5.45 acres, which equates to 237,402 square feet). The project involves dividing the property into two distinct

parcels. After the division of the property, the Memory Care parcel will have an FAR of 0.34 and the Church of Valley property will have an FAR of 0.15. Other development standards such as the building height and setbacks are determined by the Planning Commission as part of the use permit application process.

The proposed Memory Care Facility is considered by the Zoning Ordinance as a Residential Use under designation of "Residential Care - 7 or More Clients" within the PS zone and is allowed with a Land Use Permit. The proposed Education Facility falls under the classification of "Schools, Public or Private" use for K-8th grade, and school uses are allowed with Minor Use Permit in PS zoned properties. The proposed preschool component of the Education Facility is classified as "Day Care Center" and uses are allowed with Land Use Permit in PS zoned properties.

Division D5, Chapter 1, Section D5-4 of the Zoning Ordinance states that no habitable structure shall be located within 100 feet of the centerline of a creek or stream channel identified in General Plan Figure 8-3. Improvements within the setback areas shall be limited to open space and recreation amenities and access roads incidental to achieving effective circulation patterns.

Land Use and Planning Impact Discussion:

5.11(a) (Divide An Established Community) No Impact: Division of an established community typically occurs when a new physical feature, in the form of an interstate or railroad, physically transects an area, thereby removing mobility and access within an established community. The division of an established community can also occur through the removal of an existing road or pathway, which would reduce or remove access between a community and outlying areas.

The project proposes development on an underutilized parcel that is bounded by San Ramon Valley Boulevard and existing residential uses. Project construction would not introduce or remove/relocate any road or pathway nor would it introduce a new roadway thereby changing access or mobility in the project vicinity. Existing improvements along the San Ramon Valley Boulevard street frontage will be maintained.

There are no aspects of the project that would substantially reduce mobility, access or otherwise preclude continuity of the established neighborhood. Therefore, the project would have no impact due to the physical division of an established community.

5.11(b) (Land Use Plan, Policy, Regulation Conflict) Less Than Significant Impact: The proposed project is located within an urbanized portion of San Ramon and would implement infill development anticipated by the San Ramon General Plan. The proposed project is required to comply with various policy documents, including the San Ramon General Plan 2035 and the San Ramon Zoning Ordinance. The proposed project has been reviewed for consistency with these established land use regulations. The analysis is presented below:

San Ramon General Plan 2035

The proposed project falls within the Public and Semipublic general plan land use designation, and is able to achieve several of the goals and policies set forth in San Ramon's General Plan. The project fulfills General Plan Guiding Policy 7.3-G-1, which calls for the development of private educational facilities in San Ramon, by providing a new education building to support 195 students from preschool to 8th grade. The project also satisfies Implementing Policy 7.3-I-7 by providing preschool facilities in residential areas on arterial streets (e.g., San Ramon Valley Boulevard).

The proposed project achieves General Plan Implementing Policy 7.3-I-2, which supports the provision of safe, affordable, and quality elder care facilities and services for families who reside or work in San Ramon. The project also supports Implementing Policy 7.3-I-3, which strives to create and expand opportunities for elder care facilities, programs, and services in San Ramon. Last, the project is consistent with General Plan Implementing Policy 4.6-I-10, which aims to provide a wide range of housing opportunities for current and future residents within the City by introducing an assisting living and memory care facility.

The City of San Ramon's Housing Element (2015-2023 cycle) states that the City's aging population indicates a future need for senior group-care housing. The City's objective is to facilitate construction of 30 group-care housing units for seniors within the 2015-2023 planning period. The proposed project involves the construction of a memory care facility with 29 units and 54 beds, which directly support's the City's objective.

Per the Housing Element, Implementing Policy 11.1-I-2 encourages the development of housing for special needs groups, including seniors. The proposed project is consistent with this policy in that it will provide a memory care facility, housing for special needs groups. In providing a memory care facility in the City of San Ramon, the project is also consistent with Implementing Policy 11.3-I-3, which encourages the provision of housing and supportive services for special needs groups, such as persons with disabilities.

The proposed project is consistent with the San Ramon General Plan, including the Housing Element, and carries out the goals and policies set forth in these documents.

San Ramon Zoning Ordinance

The project site is currently zoned as Public and Semipublic, which applies to areas of the City with schools, hospitals and related medical offices, public and private meeting facilities, utilities, and quasi-public uses. As shown in the Zoning Ordinance, Table 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones, Division D2, Chapter V, the proposed project is conditionally allowed within the Public and Semipublic Zoning Designation. The applicant has submitted an application for a Land Use Permit to operate a memory care facility, which is classified as a Residential Care Facility for the Elderly, an application for a Minor Use Permit authorizing the operation of an elementary school for K-8th grade private school, and a Land Use Permit to operate a preschool within the proposed education building.

The City of San Ramon parking standards (Division D3, Chapter III of the Zoning Ordinance) require projects to provide on-site parking based on land use and project size. Based on the City's parking requirements 128 spaces are required for the existing sanctuary use and 37 are required for the existing administrative building. A survey of parking utilization, conducted by TJKM, concluded that 75 spaces are used on Sunday (for the Sanctuary) and that seven parking spaces are used during the week for the existing administrative building. The proposed expansion of the existing school and the introduction of the proposed memory care facility would increase the parking requirement to 95 spaces on weekdays and 153 spaces on weekends. Combined, the total parking required for all uses would be 223 spaces. However, the church use and the school use operate on separate days and never simultaneously. As such, the project's parking demand would not exceed 153 spaces.

The applicant has submitted a Land Use Permit to allow for a reduction in parking. With provision of the Use Permit, allowing shared parking, the project's proposed supply of 154 parking spaces would

be sufficient to meet the requirements of the City's Zoning. Therefore, with the issuance of the Conditional Use and Minor Use permits by the City of San Ramon, the proposed project will be consistent with the San Ramon Zoning Ordinance.

The Zoning Ordinance does not specify rear and side yard setbacks, nor height limits for the development of the proposed Memory Care and Education facilities. In this case, the development standards for the properties adjacent to the proposed project site shall apply in accordance with Section D2-25 A. The Zoning Ordinance classifies the proposed Memory Care facility as a Residential Care Facility for the Elderly, one of the residential uses. Typical rear and side yard setbacks for residential uses are as shown in Tables 2-2 through 2-4 of Section D2-9, and in that, the minimum rear and side setbacks for RS-10 zoned properties, the adjacent residential properties of the proposed project, are specified as 15 feet and 10 feet respectively, and the maximum building height is limited to 35 feet. The Memory Care facility will be a single story building that is no taller than 20 feet with a minimum setback of 15 feet from the southern and western property lines. The new school building will be a 28 foot tall two story building with setbacks approximately 37 feet from the northern property line and approximately 70 feet from the western property line. The proposed development is consistent with the applicable building setbacks and height limit.

The applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of the Zoning Ordinance also apply to proposed project. As shown in Table 3-2 Height of Non-residential Fences and Walls, the maximum height of a fence or wall along the rear property lines shall not exceed 7 feet. The proposed concrete masonry unit wall or similar wall/fence along the eastern and southern perimeter of the project site would not exceed 7 feet and is therefore consistent with the height restriction.

With regards to outdoor lighting, Section D3-7 requires that lighting fixtures be shielded or recessed to reduce light bleed to adjoining properties. Further, no lighting shall produce an illumination level greater than one foot candle at the property line with a residential zone except on the site of the light source. As a condition of approval the City will require compliance with the lighting standards and ensure that all proposed lighting is minimal such that light spillage onto adjacent parcels is avoided. Therefore, the project will be consistent with the lighting requirements of the zoning ordinance.

Division D5, Chapter I of the zoning ordinance provides standards for the protection and preservation of hillside, creek, and ridgeline areas. Division D5, Chapter II of the zoning ordinance provides regulations to protect certain trees while recognizing an individual property owner's rights to utilize land. The proposed project is generally consistent with Division D5 of the zoning ordinance as it related to the setback for the portion of Norris Creek that intersects the project site (see Section 5.4 Biological Resources for more details).

Conclusion

Overall, the project is consistent with all applicable regulations outlined in the Zoning Ordinance. The proposed project is located within an urbanized portion of San Ramon and would implement development anticipated by the San Ramon General Plan. The project achieves several goals, policies and programs of the General Plan, Housing Element, and Zoning Ordinance by providing an Educational Building to serve children from preschool to 8th grade and a Memory Care Facility to serve the aging population in San Ramon. The project is proposed to be located on a parcel that is well served by existing services and infrastructure. The development will provide much needed

housing units that will accommodate special needs groups, including seniors and persons with disabilities, as set forth in City's Housing Element.

Overall, the proposed development will conform to the zoning classification of the site. The project is generally consistent with the development standards as set forth in the Zoning Ordinance. The project is does not conflict with any applicable land use plan, policy, or regulation in a manner that would cause an environmental impact. Therefore, the potential impacts due to a conflict with City regulations will remain at less than significant levels.

5.11(c) (Habitat Conservation Plan) No Impact: At present, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan exists for the City of San Ramon. The subject property is located within the City's UGB and surrounded by residential development and San Ramon Valley Boulevard. Therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan approved by a local, regional or state body.

Mitigation Measures: None Required.

5.12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035 and General Plan EIR.

Mineral Resources Setting:

The California Surface Mining and Reclamation Act of 1975 (SMARA) identifies mineral resources within California and requires the classification of mineral resources based on their relative value for extraction. According to the Division of Mine Reclamation, California Department of Conservation there are no mineral resources in or around the project site.[22] According to the San Ramon General Plan 2035, there are no minerals of local importance within the City.

[22] California Department of Conservation, Dublin Quadrangle, Special Report 146 Plate 2.9, 1983.

Mineral Resources Impact Discussion:

5.12(a-b) (Mineral Resources or Resource Plans) No Impact: There are no known mineral resources within the project site vicinity. The San Ramon General Plan does not identify any minerals of local importance proximate to the site. Soil studies conducted as part of the geotechnical investigation did not reveal the presence of any valuable mineral resources onsite. The project site has not been delineated as a locally important resource recovery site. Development within the project site will not result in the loss of availability of a known mineral resource. Therefore, the proposed project will have no impacts due to the loss of or availability of mineral resources.

Mitigation Measures: None Required.

5.13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035; General Plan EIR; and Acoustical Study, prepared by Wilson Ihrig, July 11, 2017 and update memo June 14, 2019; and Church of the Valley Revised North Elevation, prepared by RMW, July 17, 2018.

Noise Setting:

Noise is generally defined as unwanted sound. It is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). The sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. The decibel (dB) scale is used to quantify sound intensity, but given that the human ear is not equally sensitive to all frequencies in the entire spectrum, noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called "A-weighting," written as "dBA" and referred to as "A-weighted decibels". In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling the sound level.

The primary noise sources within the San Ramon City limits include vehicular traffic along I-680 and arterial roadways, construction activities, and mechanical equipment.

The Noise Element of the City of San Ramon General Plan includes several goals and policies aimed at minimizing noise from new development. Those particularly relevant to the project include (but are not limited to) the following:

POLICY 10.1-I-6: Protect especially sensitive receptors such as schools, hospitals and senior care uses, from excessive noise.

POLICY 10.1-I-14: Construction activities are exempt from the standards set forth in (Land Use Compatibility Guidelines), but must implement all practical noise attenuation measures and practices to limit adverse impacts on nearby land uses. Noise attenuation measures and practices include limits on hours of operation, use of mufflers or engine shrouds, identification of truck haul routes, installation of temporary fencing or barriers, and locating staging areas as far as practicable from sensitive receptors.

POLICY 10.1-I-17: For purposes of city analyses of noise impacts, and for determining appropriate noise mitigation, a significant increase in ambient noise levels is assumed if the project causes ambient noise levels to exceed the following:

- The ambient noise level is less than 60 dB Ldn and the project increases noise levels by 5 dB or more.
- The ambient noise level is 60-65 dB Ldn and the project increases noise levels by 3 dB or more.
- The ambient noise level is greater than 65 dB Ldn and the project increases noise levels by 1.5 dB or more.

The City's General Plan sets forth land use compatibility standards for noise level depending on specific land use. For residential uses the community noise exposure level (CNEL) is considered generally acceptable up to 60 CNEL, conditionally acceptable up to 70 CNEL, normally unacceptable up to 75 CNEL and clearly unacceptable above 75 CNEL. For schools and nursing homes the

community noise exposure level (CNEL) is considered generally acceptable up to 60 CNEL, conditionally acceptable up to 70 CNEL, normally unacceptable up to 80 CNEL and clearly unacceptable above 80 CNEL.

Title B, Division B6, Chapter 5, Article 2 of the City's Noise Ordinance has noise regulations for machinery, air conditioning equipment and construction activities. According to Section B6-100 of the City's Noise Ordinance, noise generating construction activities in residential land use areas are limited to the hours of 7:30 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends and holidays. B-97 requires mechanical devices to be appropriately muffled.

Acoustical Study

Wilson Ihrig prepared an Acoustical Study on July 11, 2017 (see **Appendix J**). An ambient noise survey was performed from May 25 to June 1, 2017 at several locations on the site as shown in **Figure 6: Noise Measurement Locations**. Short-term measurements of 15–30 minutes duration were made at locations ST-A and ST-B on May 25, 2017. These were augmented with long-term measurements, which continuously measured the noise and logged the results in 15 minute intervals at locations LT-1 and LT-2. In addition to the traffic noise, the sound from recess at the existing school was also measured during the short-term measurements and as part of the long-term noise survey.

FIGURE 6: NOISE MEASUREMENT LOCATIONS

The proposed project will introduce the following new sources of noise on the project site, including new sensitive receptors: new residents and employees at the memory care facility; new students and teachers; relocated outdoor playground; and new mechanical equipment for the school building and memory care facility. These new sources of noise have the potential to expose new residents and existing/new students to ambient noise levels, increase the ambient noise levels due to operation of mechanical equipment onsite, and contribute to traffic noise volumes on project area roadways. The following discussion is informed by the project specific Acoustical Study.

Noise Impact Discussion:

5.13(a) (Noise Standards) Less Than Significant with Mitigation: Traffic is the primary noise generator in the vicinity of the project site. The ambient noise environment is also influenced by existing uses onsite (school and church) and existing residential uses in the project vicinity. Short term noise levels on the project site range from 58 to 68 Ldn, and long term noise measurements range from 54 to 68 dBA, with the higher noise levels associated with sounds of children at play during recess. The nearest sensitive receptors are onsite and consist of the students attending the existing school. Other sensitive receptors include the residences located immediately north, south, and west of the project site.

Memory Care Facility

For residential buildings, such as the proposed Memory Care Facility, the State of California Building Standards, Section 1207, requires exterior roof, wall and window assemblies to provide a 45 Ldn interior noise environment. The existing noise environment where the Memory Care Facility is proposed to be sited ranges from 63–66 Ldn, which is squarely in the center of "conditionally acceptable" levels for a nursing facility. The "Conditionally Acceptable" category requires that new noise sensitive uses be permitted only after an acoustical analysis is completed and noise reduction measures are identified. Because the Memory Care Facility would be located in an area with "conditionally acceptable" noise levels, new residents could be exposed to elevated noise levels, which would be considered a potentially significant impact, unless mitigated.

In order to meet the State's requirement for indoor noise attainment for all residents, **Mitigation Measure NOI-1** shall be implemented. NOI-1 requires that an indoor noise standard of 45 dBA (CNEL) be achieved for all habitable rooms. This will be accomplished through design level analysis of exterior doors, windows, and walls to determine appropriate sound rating throughout the facility. Typical construction practices with dual glazed windows provide an estimated 25-dBA reduction, which would be sufficient to achieve indoor noise levels of 45 dBA. It is expected that in order to meet the indoor noise standard, rooms will need to have windows closed to dampen ambient noise levels. As such, units shall be equipped with mechanical ventilation in accordance with State Building Code requirements. With the implementation of NOI-1, interior noise levels at the proposed Memory Care Facility can reasonably be reduced to levels below 45 dBA. Therefore, impacts due to excessive noise levels would be reduced to less than significant.

Educational Building

The Acoustical Society of America has developed a standard for school acoustics, ANSI S12.60 - 2002 Acoustical performance criteria, design requirements, and guidelines for schools. ANSI S12.60 requires exterior roof, wall and window assemblies to provide a 40 dBA Leq interior noise environment from the peak traffic noise hour. The eastern façade of the school building would be exposed to transportation noise emanating from San Ramon Boulevard and I-680 as well as onsite noise from children at the playground and during recess. As such, students within the new school building, primarily along the eastern façade could be exposed to elevated noise levels, which would be considered a potentially significant impact, unless mitigated.

In order to meet the Acoustical Society of America's requirement for indoor noise attainment for all students, **Mitigation Measure NOI-2** shall be implemented. NOI-2 requires that the exterior roof, wall, window, and door assemblies at the east façade of the Educational building be designed to

provide a 40 dBA Leq interior noise environment from the peak traffic noise hour. Therefore, with implementation of NOI-2, impacts due to excessive transportation noise would be reduced to less than significant levels.

Offsite Sensitive Receptors

The proposed project will intensify uses onsite, which will result in a corresponding increase in noise levels. Noise levels at the north property line from outdoor school activities would be shielded by the new building and would experience a corresponding decrease in the perceived noise level. The playground is proposed to be relocated to the east, which would place it slightly farther away from the west property line. Neighbors along the west property line would experience similar noise levels as existing conditions. Existing outdoor noise emanating from onsite uses is difficult to detect at the south property line. The proposed Memory Care Facility would provide some noise shielding to neighborhood homes to the south and west of the new building.

The acoustical analysis considered expansion of the school and increased outdoor recess to evaluate potential noise impacts to the surrounding neighborhood. The contribution of three 30-minute play periods during the daytime hours over a 24-hour period would generate an Ldn of 51. Combined with an exterior noise level of 58–61 Ldn, the total noise from outdoor school activities (recess and playground) would increase to a range of 59–61 Ldn. Noise levels from outdoor activities associated with the proposed expansion of the school would remain to be within the normally acceptable noise compatibility range. As such, the proposed project would be consistent with the existing noise environment onsite and in the project vicinity. Therefore, impacts to offsite sensitive receptors (surrounding neighborhood) from noise levels onsite would be less than significant.

5.13(b) (Groundborne Vibration and Noise) Less Than Significant Impact: Operation of heavy construction equipment, particularly pile driving and other impact devices such as pavement breakers create seismic waves that radiate along the surface of the earth. These surface waves can be felt as ground vibration. Vibration from operation of this equipment can result in effects ranging from annoyance of people to damage of structures. Varying geology and distance will result in different vibration levels containing different frequencies and displacements. In all cases, vibration amplitudes will decrease with increasing distance.

Perceptible ground-borne vibration is generally limited to areas within a few hundred feet of construction activities. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The rate or velocity (in inches per second) at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as the peak particle velocity (PPV).

Construction activities associated with the proposed project would occur adjacent to the existing church sanctuary and school building and in close proximity to surrounding residences. However, the proposed project's construction activities would not generate excessive groundborne vibration or noise. Construction equipment including backhoes, small excavators, pavers, jackhammer, water trucks and cement trucks will be in use onsite temporally. This type of construction equipment generates vibration levels around 0.2 inches per second (in/sec), PPV. Caltrans' significance criteria for groundborne vibration is 0.5 in/sec PPV. Although construction activities may result in temporarily perceptible groundborne vibration, the periods of perceptible vibration would be brief, limited to the immediate construction area, and would not approach significance levels (0.5 in/sec

PPV). Therefore, the project would not expose people or structures to excessive ground borne vibration and impacts from groundborne vibration and noise would be less than significant.

5.13(c) (Increase Ambient Noise Levels) Less Than Significant with Mitigation: The proposed project will introduce a new memory care facility and educational building onto the project site. The new uses on the project site will contribute to the ambient noise environment through new onsite mechanical equipment, vehicles on project area roadways, and outdoor school related activities.

The Acoustical Study concluded that compared to the existing traffic volume, the vehicle trips generated by the project would result in a minor change, and would increase the traffic noise from San Ramon Valley Boulevard by less than 0.25 dBA, which would not be discernable nor distinguished from the adjacent I-680 noise volumes. As such, the project's contribution to the existing ambient noise levels from increased traffic would be negligible and would result in less than significant impacts.

The project will include various pieces of mechanical equipment for heating, ventilation and cooling at both the school building and at the Memory Care Facility. Typical HVAC equipment could have sound power levels (PWL) ranging from 77–87 dBA. At a distance of 75 feet the continuous sound from an HVAC unit would range from 42–52 dBA. At a distance of 20 feet, HVAC equipment would range from 54–64 dBA. The memory care building will also have an emergency generator. For a project of this size, without an enclosure generators typically have a PWL of 100 to 105 dBA. Scaling for distance, at a distance of 50 feet, the continuous sound from a generator would be 69–74 dBA.

Due to the proximity of the onsite and adjacent uses, and the potential for mechanical equipment to permanently contribute to the ambient noise environment, noise from mechanical equipment (HVAC and emergency generator) introduced onsite from the project is considered a potentially significant impact. Implementation of **Mitigation Measure NOI-3** is set forth to control noise levels associated with mechanical equipment. Measure NOI-3 sets for requirements for the design and selection of the HVAC equipment and the emergency generator to meet the recommended design target. With implementation of NOI-3, the project's contribution to the existing ambient noise levels would be reduced to less than significant levels.

5.13(d) (Temporary or Periodic Noise Increase) Less Than Significant with Mitigation: Construction of the proposed project would result in temporary and intermittent noise increases in the vicinity from the use of heavy equipment and truck traffic for material delivery and off-haul of materials. Construction noise associated with the proposed project would be perceptible to established uses onsite (school and church) as well as the adjacent residents.

Policy 10.1-1-14 of the City's General Plan states that construction activities are exempt from standards set forth in the Land Use Compatibility Guidelines, though it does require noise attenuation measures to be implemented. These measures include limits on hours of construction activities, use of mufflers or engine shrouds, identification of truck haul routes, installation of temporary fencing or barriers, and locating staging areas as far as practicable from sensitive receptors.

Although the City's current policy exempts construction noise from the Land Use Compatibility Guidelines, the close proximity of the existing pre-school, church, and residences has the potential to expose nearby receptors to temporary levels of elevated noise from construction activities. Implementation of **Mitigation Measure NOI-4** requires a site-specific construction noise reduction

program and development of a noise complaint procedure. Adhering to these measures, ensure that potential impacts from temporary construction noise are reduced to less than significant levels.

5.13(e-f) (Airport Noise) No Impact: As previously discussed in Section 5.9 Hazards/Hazardous Materials, the City of San Ramon does not contain any airports or private airstrips and does not overlap with any airport influence areas. The closest airport to the City of San Ramon is the Livermore Municipal Airport, located about 4 miles southeast of the City. The project is therefore not located within the boundaries of an airport land use plan or located in direct proximity to a private airstrip. As such, no impacts associated with airport-related noise levels will occur from construction or operation of the subject project.

Mitigation Measures:

NOI-1: Sound rated windows and doors shall be required and design level acoustical analysis shall be performed showing that interior noise levels of 45-dBA or below are achieved at the residential units of the memory care facility. The exact window and door sound ratings will depend on the final design of the buildings including the size of windows/doors and composition of exterior walls. A final determination of the required window and door sound ratings shall be made during the architectural design phase to assure that the interior goal of 45 dBA (DNL) is achieved. All residential units for the memory care facility shall be equipped with mechanical ventilation systems in order to achieve interior temperature controls without the need to open windows.

NOI-2: The exterior roof, wall and window assemblies at the east façade of the new school building exposed to transportation noise, shall be designed to provide a 40 dBA Leq interior noise environment from the peak traffic noise hour. A design level acoustical analysis shall be performed showing that interior noise levels of 40 dBA Leq or below are achieved at the east façade of the new building. A final determination of the required roof, wall, and window assemblies shall be made during the architectural design phase to assure that the interior goal of 40 dBA Leq is achieved.

NOI-3: The design, location and/or screening for HVAC equipment shall be selected with the following design targets and performance standards:

<u>Educational Building HVAC</u>

Design and install the HVAC equipment to achieve a noise level of approximately 50 dBA at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction:

1. Locate HVAC equipment on the west side of the building, at least 75 feet from the property lines.
2. The HVAC unit should achieve a sound power level of 85 dBA or less for one unit or a sound power level of 82 dBA or less for two units.
3. In the event that HVAC selection exceeds a sound power level of 85 dBA then a sound screen of 5 to 8 feet or greater shall be provided around the unit contain noise.
4. Automate HVAC operating hours to preclude nighttime hours when the school building is not occupied.

<u>Memory Care Facility HVAC</u>

Design and install the HVAC equipment to achieve a noise level of approximately 55 dBA (daytime) and 45 dBA (nighttime) at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction:

1. HVAC equipment located on the south side of the Memory Care building shall achieve a sound power rating below 75 dBA and shall be contained within an effective sound screen.
2. HVAC equipment located on the roof of the Memory Care building shall achieve a sound power rating of less than 80 dBA and shall be contained within an effective parapet wall for screening.

Memory Care Facility Emergency Generator

Design and install the emergency generator to achieve a noise level of approximately 57 dBA during daytime testing at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction:

1. The generator selected shall be a "quiet unit" with published sound pressure levels that with an enclosure achieves a sound pressure level of 64 dBA or less, which must be sited no closer than 50 feet from the west or south property line.
2. The generator shall be located as far as possible from property lines and the school building.
3. Locating the generator on the roof shall be accompanied by an acoustical screen or parapet wall.

NOI-4: The project applicant/construction contractors shall implement a site-specific construction noise reduction program, subject to the Planning and Building Services Divisions review and approval. The noise reduction program shall include, but is not limited to, the following measures:

1. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:30 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays and Sundays. No construction shall be permitted on holidays.

2. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.

3. Select quiet construction equipment, particularly air compressors, whenever possible. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). All construction equipment powered by internal combustion engines shall be properly muffled and maintained.

4. All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines shall be prohibited.

5. All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the church, pre-school and surrounding residences.
6. The equipment staging location shall be sited as far as possible from onsite and nearby sensitive receptors including the church, pre-school, and surrounding residences.
7. Prior to the issuance of building permit, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include but are not limited to the following:
    - A sign posted on-site with permitted construction days and hours, who to notify in the event of a noise related problem and a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
    - The designation of an on-site construction complaint and enforcement manager for the project;
    - Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity;
    - A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

5.14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Sources: City of San Ramon General Plan 2035 and General Plan EIR; and San Ramon Housing Element (2015-2023).

Population and Housing Setting:

In 2014 the City of San Ramon had an estimated population size of 77,270 people. The 2035 General Plan anticipates that at buildout, the City will accommodate a population size of 96,179. The City's regional housing needs allocation (RHNA) for the 2015 through 2023 cycle, as described in the Housing Element, is 1,417 new residential units.

Although seniors comprised a relatively small proportion of San Ramon residents in the 2008-2012 U.S. Census Bureau's American Community Survey period (eight percent), the City's aging population indicates a future need for senior group-care housing. As described in the Housing Element, the City's objective is to facilitate construction of 30 group-care housing units for seniors within the planning period.

A project will normally have a significant environmental effect if it will displace a large number of people or induce substantial growth or concentration of population. The proposed project involves the construction of a memory care facility with 29 units and 54 beds. The memory care facility would employ approximately 28 new workers. The proposed educational building would expand the capacity of the existing school to 195 students. Approximately 17 teachers would staff the new school.

The General Plan Land Use designation and zoning for the site is Public and Semipublic. As previously discussed in Section 5.11 Land Use and Planning, the proposed project will provide a memory care facility and education facilities in support of General Plan Implementing Policy 4.6-I-10 (wide range of housing opportunities), Guiding Policy 7.3-G-1 (encourage development of private educational facilities), and Implementing Policy 7.3-I-3 (create and expand opportunities for elder care facilities).

Population and Housing Impact Discussion:

5.14(a) (Substantial Growth) Less Than Significant Impact: The project site is located within the Urban Growth Boundary (UGB) and will not directly or indirectly induce substantial growth. The project proposes the construction of a memory care facility with 29 units and 54 beds and a new educational building to expand the number of permitted students 80 (permitted) to 195. The projected number of additional residents does not constitute a substantial increase in population and remains sufficiently below the General Plan 2035 population projections for both the subarea and City. Development of the proposed memory care facility would provide housing opportunities for the elderly as envisioned in the City's guiding planning documents. Development of the proposed education building would provide private educational facilities, including preschool facilities, which were also envisioned in the General Plan. Accordingly, the proposed project is consistent with the growth anticipated by the San Ramon General Plan 2035 and the City's Housing Element.

The project site is well served by existing services and infrastructure and will not require the expansion or construction of new utilities to provide adequate service. There are no other elements of the project that would induce growth at levels beyond what has been anticipated by the City's Planning documents. Therefore, the project will have a less than significant impact, directly or indirectly, related to growth inducement.

5.14(b-c) (Substantial Housing or Person Displacement) No Impact: At present, the subject property contains a building for administrative offices and classrooms, a main sanctuary building for

the church, paved parking lots, open space, and trees. There are no residential uses currently on the project site and no buildings are proposed for demolition. As such, the proposed project will not displace any existing housing units or people, necessitating the construction of replacement housing elsewhere. The project implements the City's Housing Element by contributing senior group-care housing to the existing housing stock within the City of San Ramon. Therefore, the project will result in no impacts due to the displacement of people or existing housing.

Mitigation Measures: None Required.

5.15. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035 and EIR; San Ramon Valley Fire Protection District; San Ramon Police Services; San Ramon Valley Unified School District; and San Ramon Park and Community Services.

Public Services Setting:

The City of San Ramon public services are provided through a combination of local departments and regional districts and agencies. Fire protection and emergency medical services are provided by the San Ramon Valley Fire Protection District (SRVFPD). The SRVFPD is an autonomous Special District with 10 fire stations district-wide, including 3 within the City of San Ramon. The SRVFPD is staffed with approximately 191 personnel and is supplemented with a Volunteer Firefighter Program that augments the district in its emergency operations. The District maintains ladder trucks, fire engines, rescue medic/ambulances, search and rescue units, hazmat units, communication units and command vehicles as part of its fleet. The District operates pursuant to a Strategic Plan, which was adopted on February 25, 2009.

The San Ramon Police Department (SRPD) provides police protection services to the City of San Ramon. The Department covers a service area of 18.5 square miles and maintains a staff of 69 sworn officers that is supplemented with 22 civilian employees. The SRPD strives to maintain a ratio of one officer to 1,000 residents.

The San Ramon Valley Unified School District (SRVUSD) provides public K-12 educational services to the City. The General Plan projects that the SRVUSD will experience an increase in enrollment at buildout. In order to address these increases, the District collects school impact fees for all new development, which is used to accommodate new students including school construction and expansion.

Public Services Impact Discussion:

5.15(a-b) (Fire & Police Protection) Less Than Significant Impact: As stated in **Section 5.14 Population and Housing**, the project site is located within the UGB and will not directly or indirectly induce substantial growth. However, the increase in residents, employees, and students on the project site will increase demands for fire and police services relative to existing conditions. An incremental increase in demand for fire and police services has been anticipated as part of the General Plan. Implementing policies are set forth therein to ensure that environmental impacts to fire and police protection services do not result from development review projects.

Implementing policies 7.6-I.1 and 7.6-I.2 require coordination and input from the Fire District during the development review process. The project was routed to the Fire District during development review process for consideration. The Fire District issued a response identifying conditions of approval to be applied to the project including adequate access and water pressure, turning radii, curb striping, weed abatement, and fire control practices. Compliance with the Fire District's conditions of approval ensure that adequate fire protection services are provided. Additionally, the project site is located greater than 1.5 miles from the nearest Fire Station (#34, located at 12599 Alcosta Boulevard). In accordance with the City's standard performance measures, the Fire District has affirmed that a 5-minute total response time can be maintained for 90 percent of the calls.[23] As such, the proposed project does not conflict with response times, service ratios or otherwise affect the District's ability to provide Fire protection services. Therefore, the project will have less than significant impacts related to fire protection services.

The proposed project could result in an incremental increase in calls for service to the San Ramon Police Department (SRPD) for police protection. The General Plan Growth Management Performance Standards state that written verification from the SRPD would be required prior to individual project approval to ensure that a 3-5 minute response time for emergency calls and a 20-minute response time for all other calls could be maintained. Implementing policy 7.7-I.1 requires that new development projects incorporate public safety design features through implementation of the Crime Prevention Through Environmental Design (CPTED) program. The project was routed to the Police Department during the development review process for consideration.

The Police Department issued a response affirming that the response times to emergency and non-emergency calls will be maintained and that onsite lighting and visibility of open spaces was

[23] San Ramon Valley Fire District, representative Roy Wendel, December 12, 2017.

adequate to meet crime prevention objectives. Therefore, the project will have less than significant impacts related to police protection services.

Although additional fire and/or police service calls will occur as a result of the proposed project, including an increased frequency of service calls related to the Memory Care Facility, substantial new fire protection or police protection facilities will not be warranted to maintain necessary levels of service. Based on the above, impacts to fire and police protection services will be less than significant.

5.15(c-e) (Schools, Parks, Other Public Facilities) Less Than Significant Impact: The proposed project would be providing new school facilities to serve existing students within the City of San Ramon, the construction of which has been evaluated throughout this environmental document. As stated in **Section 5.14 Population and Housing**, the project will not directly or indirectly induce substantial growth. As such, the proposed project will not result in any substantial adverse physical impacts to existing schools, parks, or other public facilities. Additionally, the project will not generate an increase in demands that would warrant the expansion or construction of new public facilities. Therefore, impacts related to schools, parks, or other public facilities would be less than significant.

Mitigation Measures: None Required.

5.16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; and San Ramon Park and Community Services.

Recreation Setting:

The City of San Ramon maintains 54 existing parks and open space areas totaling approximately 4,499 acres within or adjacent to the City's limits. Park sites within the City of San Ramon totals approximately 406 acres. The City has adopted General Plan Policy 6.5-I-1, which sets a citywide public parklands standard of 6.5 acres per 1,000 residents, at buildout of the General Plan. As anticipated by the General Plan, at buildout, the population in 2035 would be 96,174. In order to maintain the City's standard of 6.5 acres per 1,000 residents, 625.87 acres of parkland will be

needed. The General Plan 2035 proposes a total of 630.12 acres of parkland, which would achieve the established parkland ratio.

Local and regional parklands including San Ramon Athan Downs and Bishop Ranch Regional Open Space Preserve are located in close proximity to the project site provide nearby recreation opportunities. San Ramon Athan Downs, which contains a park, playground, and sports fields, is located approximately 0.3 mile (driving distance) east of the project site. Bishop Ranch Regional Preserve, which contains 444 acres for hiking, is located 0.3 mile (driving distance) west of the project site. Memorial Park, with picnic and play areas, is located approximately 0.7 mile northwest of the site. Forest Home Farms Historic Park, featuring a Victorian house museum on 16 acres, is located one mile south of the project site.

Recreation Impact Discussion:

5.16(a) (Deterioration of Parks) Less Than Significant Impact: The project includes the construction of a memory care facility and a new educational building to expand the number of students to 195. As stated in **Section 5.14 Population and Housing**, the project will not directly or indirectly induce substantial growth. As such, the proposed project would not significantly increase the demand for local neighborhood and regional parks, or other recreational facilities. Increased patronage to parks from project residents, employees, and students, would not result in substantial physical deterioration of facilities nor would deterioration be accelerated. Since the project is not expected to substantially increase the use of existing parks or other recreational facilities, impacts to these amenities would be less than significant.

5.16(b) (Additional Recreational Facilities) Less Than Significant Impact: The project will be required to pay park in lieu fees on a per residential unit basis. The fee collected will go towards the construction of community parks that will likely include passive and active recreational facilities. The environmental impacts associated with the future development of parklands will be reviewed at the time that new parklands are proposed for development. The project will provide a landscaped courtyard and pedestrian plaza at the entrance to the memory care building, which will serve as passive open space. The school will provide an onsite playground and recess field for school activities and outdoor use. The impacts associated with the new courtyard, pedestrian plaza, playground and outdoor activity areas for the schools are herein as part of the project. Onsite recreational facilities will not result in any adverse environmental impacts. Therefore, impacts will remain at levels below significance.

Mitigation Measures: None Required.

5.17. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all	☐	☐	☒	☐

modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035; General Plan EIR; Contra Costa Transportation Authority's Draft 2015 Congestion Management Program for Contra Costa, July 2015; Traffic Impact Study, prepared by TJKM, July 31, 2018; and San Ramon Bicycle Master Plan, April 2018.

Transportation and Circulation Setting:

The existing circulation network within the City of San Ramon is comprised of interstates, arterials, collector streets, and local streets. The Interstate 680 (I-680) freeway and several of the City's arterial streets are designated as Routes of Regional Significance by the Contra Costa Transportation Authority (CCTA) and the Tri Valley Transportation Council. The City of San Ramon is bisected by I-680, which connects San Jose and I-280 in the south to I-80 in Solano County in the north. Within the vicinity of the project site, I-680 carries approximately 161,000 vehicles per day.

The San Ramon General Plan 2035 provides the following policies with regard to mobility:

POLICY 5.1-I-1: Strive to maintain traffic LOS C or better as the standard at all intersections with a maximum LOS D during 7 a.m. to 9 a.m. and during 4 p.m. to 6 p.m. peak periods.

POLICY 5.1-I-2: Require traffic impact studies for all proposed new development projected to generate 50 or more net new peak hour vehicle trips or as requested by the City Traffic Engineer.

POLICY 5.4-I-5: Require traffic impact mitigation fees on new residential and commercial development to ensure that transportation improvements are constructed before the increased traffic causes conditions to deteriorate.

The CCTA developed a Congestion Management Program (CMP) that identifies programs, standards, and planned improvements designed to maintain an acceptable level of service, reductions in traffic in the interest of air quality improvements, and to alleviate traffic congestion. Programs and measures include incentives to increase alternative transportation options. The 2017 Update of the Contra Costa Congestion Management Plan was adopted in December 2017.

San Ramon Bicycle Master Plan

The City of San Ramon adopted the San Ramon Bicycle Master Plan, the first citywide plan devoted to bicycling, in April 2018. The purpose of the Bicycle Master Plan is to develop strategies to improve safety and access and to encourage bicycling throughout the city. It outlines goals, policies, physical improvements, educational programs, and funding/implementation strategies.

Traffic Impact Study

Pursuant to Policy 5.1-I-2, a Traffic Impact Study (TIS) was prepared by TJKM on July 31, 2018 (see **Appendix K**). The TIS assesses the traffic conditions in the project vicinity and project contributions of traffic to project area intersections for the following scenarios:

- Existing Conditions
- Existing plus Project Conditions

TJKM evaluated traffic conditions at three study intersections during the a.m. peak hour of a typical weekday. Two of the intersections are existing driveways at the project site. The peak period observed was between 7 a.m. – 9 a.m. The highest single one-hour period recorded for the peak period is used in the analysis. The study intersections and associated traffic controls are as follows:

1. Northern Driveway/San Ramon Valley Boulevard (Unsignalized)
2. Southern Driveway/San Ramon Valley Boulevard (Unsignalized)
3. San Ramon Valley Boulevard/Montevideo Drive (Signalized)

<u>Existing Conditions</u>

Existing Roadway System

Important roadways adjacent to the project site include: San Ramon Valley Boulevard (four lane, north-south arterial street connecting the Town of Danville and the City of Dublin); Montevideo Drive (two lane, east-west collector street connecting San Ramon Valley Boulevard and Alcosta Boulevard); Morgan Drive (two lane, north-south collector street connecting Bollinger Canyon Road and San Ramon Valley Boulevard); and Ellingson Way (two lane, east-west local street connecting San Ramon Valley Boulevard to Hawkins Drive).

Existing Pedestrian Facilities

In the project vicinity, study intersections are unsignalized and controlled by stop signs, with the exception of the signalized intersection of San Ramon Valley Boulevard and Montevideo Drive. The San Ramon Valley Boulevard/Morgan Drive intersection is a side-street stop-controlled intersection with a crosswalk marked with ladder striping across the south leg crossing San Ramon Valley Boulevard, providing access to a northbound bus stop. This crosswalk is equipped with accessible curb ramps, adequate pavement legends, and pedestrian crossing signage to alert drivers on San Ramon Valley Boulevard to yield to pedestrians. The intersection of San Ramon Valley Boulevard/Ellingson Way is a side-street stop-controlled intersection without crosswalks. The intersection of San Ramon Valley Boulevard and Montevideo Drive is a signalized intersection with standard crosswalks across the south leg and the east leg, crossing San Ramon Valley Boulevard and Montevideo Drive, respectively. These crosswalks are equipped with accessible curb ramps and pedestrian signal heads. There are continuous sidewalks provided on the western side of San Ramon Valley Boulevard throughout the project vicinity, including along the entire length of the project site frontage, and along both sides of all side streets in the vicinity. All the existing sidewalks are approximately 5 feet wide. There is adequate street lighting in the project vicinity.

Existing Bicycle Facilities

Class II bicycle lanes are provided on San Ramon Valley Boulevard along both sides within the project vicinity. Montevideo Drive is a Class III bicycle route. Existing bicycle facilities provide adequate connectivity between the proposed project site and the adjacent residential neighborhoods.

Existing Transit Facilities

There is one pair of bus stops in the immediate vicinity of the project site, located on San Ramon Valley Boulevard at the San Ramon Valley Boulevard/Morgan Drive intersection, less than 500 feet north of the project driveway. County Connection provides bus service to various communities in Contra Costa County including the City of San Ramon. It operates local and school buses and is a paratransit service provider. Buses are generally equipped with front-loading racks that can hold up to two bicycles. In the immediate vicinity of the proposed project, Bus Route #9 provides weekday service to the project site and vicinity.

Existing Intersection Level of Service

The existing operations of the study intersections were evaluated for the highest one-hour volume during the weekday morning peak period (7 a.m. – 9 a.m.). The existing level of service (LOS) for each study intersection is shown in Table 10**.**

Under existing conditions, the study intersection of the northern (main) driveway and San Ramon Valley Boulevard operates at LOS C during the a.m. peak period. In this case, the delays are only experienced by vehicles exiting the driveway. The southern driveway operates at LOS C, and the signalized intersection of San Ramon Valley Boulevard and Montevideo Drive operates at LOS D. Extensive southbound queuing at Montevideo Drive was observed in the morning peak hour due to traffic generated by the nearby high school, which extended as far as the project site.

TABLE 10: INTERSECTION LOS ANALYSIS – EXISTING CONDITIONS

Intersection	Intersection	Delay	Level of

	Control	(Seconds)	Service
North Driveway/San Ramon Valley Boulevard	One-Way Stop	21.0	C
South Driveway/San Ramon Valley Boulevard	One-Way Stop	21.5	C
San Ramon Valley Boulevard/Montevideo Drive	Signalized	51.0	D

Source: Traffic Impact Study, prepared by TJKM, July 31, 2018.

Notes: Total control delay for the worst movement is presented for side-street stop-controlled intersections. **Bold** text indicates intersection operates at a deficient Level of Service.

Existing Queuing

TJKM analyzed queuing known to occur on the southbound approach to the intersection of San Ramon Valley Boulevard and Montevideo Drive. Queues develop in the southbound left turn due to traffic generated by the nearby California High School. Turning movement counts collected on a typical Thursday showed that the peak 15 minutes during the morning peak period occurred between 8:00 and 8:15 a.m., which is consistent with the school's bell schedule. The first regular period begins at 8:25 a.m. on most days and, with an early period at 7:30 a.m. On Wednesdays, the early period begins at 8:35 a.m.

Based on the turning movement counts collected, the southbound left turn lane is oversaturated during the peak period, with a 95th percentile queue of 438 feet. The turn bay length is approximately 425 feet, resulting in vehicle queuing to extend into the through lanes upstream of the intersection. Field observations were conducted during the peak 15 minute period and found that queues extended even further, ending between the two driveways at the subject project site. This indicates an existing queue length of over 820 feet under existing conditions due to drop off at the nearby California High School. It was observed that the queuing was worsened by the slow operations of the unsignalized intersection of Montevideo Drive and Davona Drive, causing traffic to back up approximately 700 feet to the signalized intersection at San Ramon Valley Boulevard. The intersection of Montevideo Drive and Davona Drive is the most direct route between the high school and San Ramon Valley Boulevard and operates as an all-way stop intersection.

Transportation and Circulation Impact Discussion:

5.17(a, b) (Conflicts with Plans, Policies, Ordinances, or Congestion Management Plan) Less Than Significant Impact: Construction activities would temporarily generate a negligible amount of additional traffic along roadways in the vicinity of the project site caused by construction workers and material deliveries. The increase in vehicle trips during construction is considered temporary and minimal, and local street capacity would not be significantly affected. Traffic impacts at operation are described below, and are based on the Traffic Impact Study prepared by TJKM.

Project Trip Generation

The proposed memory care facility and school expansion combined are expected to generate approximately 801 daily net new trips, including 143 weekday a.m. peak hour trips (79 inbound and 64 outbound). The offset morning schedules among grade levels will result in fewer impacts to parking lots, at driveways, and on surrounding streets. In addition, traffic generated by the proposed K-8 grade school onsite occurs outside of peak drop off/pick up times related to California High

School. As proposed grades K-5 classes would be in session between 9:00 a.m. and 3:00 p.m. Grades 6-8 classes would be in session between 9:15 a.m. and 3:45 p.m. The proposed offset school schedule results in reduced congestion onsite and surrounding roadways during drop off and pick up times.

Trip generation rates from the ITE publication *Trip Generation Manual, 10th edition* were utilized to estimate the proposed project's trip generation. Trip rate land uses used in the analysis include Private School, K-8 (ITE 534), Day Care Center (ITE 565), and Nursing Home (ITE 620). Although memory care facilities typically see a lower volume of visitors, the Nursing Home land use was utilized as a conservative estimate for project trips. Trips generated by the existing school were subtracted from the proposed K-8 School and preschool, resulting in net new school trips as shown in Table 11. **Table 11: Project Trip Generation** shows the trips expected to be generated by the proposed project.

TABLE 11: PROJECT TRIP GENERATION

	Land Use	Size	Daily		A.M. Peak			
			Rate	Trips	Rate	In	Out	Total
Proposed	Private School, K-8 (534)	135 Students	4.11	497	0.91	61	49	110
Proposed	Day Care Center (565)	60 Students	4.09	303	0.78	31	27	58
Existing	*Private School, K-8 (534)*	*40 Students*	*4.11*	*-164*	*0.91*	*-20*	*-16*	*-36*
	Net School Trips			***636***		***73***	***61***	***134***
Proposed	Nursing Home (620)	54 Beds	3.06	165	0.17	6	3	9
	Total Trips			***801***		***79***	***64***	***143***

Source: Traffic Impact Study, prepared by TJKM, July 31, 2018.

Notes: A.M. Peak period rates were distributed as follows: Private School 55:45; Day Care Center 53:47; Nursing Home 72:28

Existing plus Project Conditions

Intersection levels of service were calculated with the new traffic added by the proposed project to evaluate the operating conditions of the intersections and identify potential impacts to the roadway system. The analysis assumed that vehicles turning right out of the driveways were split evenly between the northern driveway and the southern driveway. Results of the intersection level of service calculations for Existing plus Project Conditions are presented in **Table 12: Intersection LOS Analysis – Existing Plus Project Conditions.**

TABLE 12: INTERSECTION LOS ANALYSIS – EXISTING PLUS PROJECT CONDITIONS

		Existing + Project		Existing + Project (Optimized Timing)	
Intersection	Intersection Control	Delay (Seconds)	LOS	Delay (Seconds)	LOS
North Driveway/San Ramon Valley Boulevard	One-Way Stop	35.2	E	34.8	D

South Driveway/San Ramon Valley Boulevard	One-Way Stop	24.9	C	24.9	C
San Ramon Valley Boulevard/Montevideo Drive	Signalized	**56.4**	**E**	46.8	D

Source: Traffic Impact Study, prepared by TJKM, July 31, 2018.

Notes: Total control delay for the worst movement is presented for side-street stop-controlled intersections. **Bold** text indicates intersection operates at a deficient Level of Service.

Under the existing plus project conditions, the southern driveway would continue to operate at acceptable LOS C. The northern driveway would degrade from LOS C to LOS E under the existing plus project scenario. Based on San Ramon's level of service standards for unsignalized intersections, such as the south driveway, LOS E is considered acceptable, whereas LOS F in addition to a signal warrant would be considered a potentially significant impact. Signal warrants using the California Manual of Uniform Traffic Control Devices for the north driveway were reviewed and determined that neither a signal nor all-stop control was warranted at this location.

For the signalized intersection (San Ramon Valley Boulevard/Montevideo Drive), under the existing plus project scenario, LOS would degrade from E to D. However, with signal timing optimized, the signalized intersection would maintain a LOS D under the existing plus project condition. Therefore, under optimized signal timing conditions, the proposed project would not substantially increase delays and LOS impact would be less than significant.

Based on the City of San Ramon impact criteria, the project is expected to have a less-than-significant impact at all study intersections under Existing plus Project Conditions. Levels of service at key intersections, with signal optimization under the proposed project will remain unchanged from existing conditions. In conclusion, with implementation of the proposed project, the existing LOS would not be affected and the project would have a less than significant impact due to a conflict with an established performance standard for circulation.

Existing Plus Project Conditions – Queuing

The proposed project would add 85 total vehicles to the San Ramon Valley Boulevard/Montevideo Drive intersection, including 13 vehicles to the southbound left turn lane during the peak hour. Based on the HCM 2000 Queue methodology, the 95th percentile queue would be 416 feet with signal optimization, which is a reduction from the calculated 438 feet queue under existing conditions and fully contained within the turn pocket of 425 feet. Without signal optimization, the calculated 95th percentile queue would be at least 459 feet. Although the calculated queue length with signal optimization decreased under existing plus project conditions, the lane remains slightly overcapacity. The addition of 13 vehicles to the existing volume of 437 vehicles to the southbound left turn lane is an increase of 3 percent and would have a modest contribution to the existing operational problems at this intersection.

Due to the extensive queuing observed in the field under existing conditions, as well as variations based on signal optimization queued vehicles could extend as far as the northern (main) project driveway. If this occurs, it may block vehicles attempting to turn left into or out of the driveway. As a

condition of project approval, "Keep Clear" pavement marking will be installed in accordance with the City of San Ramon pavement making standards within San Ramon Valley Boulevard at the north driveway.

On-Site Circulation

The project site is accessed via two existing driveways that would be retained under the proposed the project. The existing drive aisle and parking area at the site frontage to San Ramon Boulevard would be unchanged. The existing drive aisle along the north property line would provide access to the proposed educational building. A drive aisle in the southern portion of the site would be installed to extend the existing south driveway to provide access to the memory care facility. The existing parking area at the west property line would be enhanced with an expanded drive aisle connecting the north and south drive aisle, thereby providing a continuous two- way loop around the project site.

Vehicles accessing the memory care facility include visitors, employees and emergency personnel. The site's drive aisles have been designed with sufficient width and turning radius to accommodate emergency vehicles. The proposed drive aisle at the front of the memory care building provides adequate width for simultaneous loading and two-way use.

During drop off and pick up the site will experience a high volume of vehicles associated with the school. As such a circulation plan for school drop off and pick has been developed and would be implemented by teachers and parent volunteers. TJKM reviewed the project site plans, circulation plan, and operation schedule and found them to be sufficient to adequately accommodate circulation and minimize onsite congestion during student drop off and pick up periods. Therefore, on-site circulation impacts would be less than significant.

Summary

The proposed project will not conflict with an applicable plan, ordinance or policy or interfere with an applicable congestion management program. Therefore, the project would have less than significant impacts to traffic and circulation.

5.17(c) (Air Traffic Patterns) No Impact: The City of San Ramon does not contain any airports or private airstrips and does not overlap with any airport influence areas. The closest airport to the City of San Ramon is the Livermore Municipal Airport, located about 4 miles southeast of the City. Therefore, the project will have no impact on air traffic patterns.

5.17(d, e) (Design Feature Hazard, Emergency Access) Less Than Significant Impact: During construction of the proposed project, onsite activities will involve staging areas and active construction zones. Staging and construction work zones will be located in a manner that minimized conflict with existing onsite uses, which will remain in operation during construction. There will be a temporary increase of construction vehicles traveling to and from the project site on a short term basis. Temporary construction activities would not impede emergency access and road closures are not anticipated as part of the proposed development.

As described above under 5.17(b) TJKM evaluated the adequacy of circulation for on-site vehicles, vans and emergency vehicles at operation. The internal circulation was reviewed for issues related to queuing, turning radii, and safety and circulation aisles. The drive aisles generally accommodate two-way travel and at least one-way travel for larger vehicles. Turning radii has a minimum of 20

feet, which is adequate for emergency vehicles. Overall, the on-site circulation is satisfactory. During drop of and pick up periods from the school there will be an elevated volume of vehicles onsite. However, there is sufficient space to accommodate any outbound queuing that may occur at the northern driveway without spilling onto San Ramon Valley Boulevard or preventing southbound vehicles from entering. Therefore, the project will have a less than significant impact due to a design feature hazard, inadequate site access, internal circulation, or emergency vehicle access.

5.17(f) (Transit, Bicycle, Pedestrian Facilities) Less Than Significant Impact: Pedestrian access to the site will be via the existing sidewalk on at the site frontage to San Ramon Valley Boulevard. There is a pair of bus stops within the vicinity of the project site, served by one bus route on weekdays. San Ramon Valley Boulevard has Class II bike lanes on both sides of the street, and Montevideo Drive is a designated Class III bicycle route. The proposed project does not conflict with existing and planned pedestrian or bicycle facilities. A limited number of new ridership is expected to existing transit facilities as a result of the proposed project, which can be accommodated by the existing transit capacity. The proposed project will not impede or degrade with existing or planned pedestrian, bicycle, or transit facilities. Adequate onsite pedestrian and bicycle facilities will be accommodated onsite for the school and memory care facilities. Therefore impacted to transit, bicycle and pedestrian facilities would be less than significant.

Mitigation Measures: None Required.

5.18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Sources: City of San Ramon General Plan 2035 and EIR; and Cultural Resources Study, prepared by Evans & De Shazo, May 24, 2018.

Tribal Cultural Resources Setting:

According to Public Resources Code (PRC) Section 21074, a resource is a tribal cultural resource if it is either:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    b. Included in a local register of historical resources as defined in PRC Section 5020.1(k).

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c). In applying the criteria set forth in PRC Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.

3) A cultural landscape that meets the criteria of PRC Section 21074(a) to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

4) A historical resource described in PRC Section 21084.1, a unique archaeological resource as defined in PRC Section 21083.2(g), or a "non-unique archaeological resource" as defined in PRC Section 21083.2(h), if it conforms with the criteria of PRC Section 21074(a).

In accordance with PRC Section 21084.2, lead agencies are required to consider Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register, or the Lead agency, at its discretion, chooses to treat resources as such.

In accordance with PRC Section 21080.3.1(b)(1), to date, no California Native American tribes have requested to the City of San Ramon, in writing, to be informed by the City through formal notification of proposed projects in the City of San Ramon.

As stated in the Cultural Resources Study prepared by Evans & De Shazo, a search of the Sacred Lands file conducted by the Native American Heritage Commission (NAHC) on May 7, 2018 did not indicate the presence of a Native American Sacred Site within or adjacent to the project site (see **Appendix F**). Evans & De Shazo sent letters on May 9, 2018 to representatives of the following tribal organizations based on the contact list received from the NAHC: Amah Mutsun Tribal Band of Mission San Juan Bautista; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; North Valley Yokuts Tribe; The Ohlone Indian Tribe; and Wilton Rancheria. No responses have been received to date.

Tribal Cultural Resources Impact Discussion:

5.18(a.i) (Listed or Eligible for Listing) No Impact: As stated above, a search of the Sacred Lands file was conducted and did not indicate the presence of a Native American Sacred Site within or in the immediate vicinity of the project site. Therefore, the project would have no impact on a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

5.18(a.ii) (Significant Tribal Cultural Resources) Less Than Significant Impact with Mitigation: The Cultural Resources Study did not identified any tribal cultural resources onsite and there are no known concerns associated with the proposed project impacting tribal cultural resources. In addition, none of the tribes listed above responded to letters sent on May 9, 2018 regarding the proposed project.

Although no Tribal Cultural resources were encountered during the cultural resources field survey conducted onsite, there remains to be a potential that tribal cultural resources may be identified during site development. Mitigation set forth under the Cultural Resources discussion above, provides protection of cultural resources, including Tribal Cultural Resources, in the event of accidental discovery. Therefore, the proposed project would have less than significant impacts on Tribal Cultural Resources.

Mitigation Measures: See CUL-1 through CUL-2.

5.19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable San Francisco Bay Regional Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Sources: City of San Ramon General Plan 2035 and General Plan EIR; Preliminary Site Improvement Plans and Stormwater Control Plan, September 2018; Housing Element Update January 31, 2015 – January 31, 2023; East Bay Municipal Utility District's 2015 Urban Water Management Plan; and Contra Costa County Sanitation District.

Utilities and Service Systems Setting:

The City of San Ramon and Contra Costa County collect Capital Facilities Fees and Impact Fees associated with wastewater, storm drains, and other utilities and service systems. One-time impact fees are charged to offset the cost of improving or expanding facilities to accommodate new private development. Fees are used to fund the construction and/or expansion of capital improvement projects to accommodate buildout of the General Plan.

The project site is currently served by all public utilities. The project will result in an intensification of use relative to the existing condition, which will increase demands for water, wastewater, storm drains, and disposal of solid waste. The increase demand for services does not require substantial infrastructure improvements or enhancements in order to adequately serve the project site. The facilities onsite and in the project vicinity are of adequate capacity to accommodate increased demands generated by the proposed project.

Water Supply Services

The East Bay Municipal Utility District (EBMUD) provides water service to a portion of San Ramon, including the project site. EBMUD has water rights for up to 325 million gallon per day from the Mokelumne River watershed. Ninety percent of EBMUD's water is sourced from the Mokelumne River watershed, and the remaining 10 percent is provided by runoff collected in EBMUD's five reservoirs.

EBMUD is required to prepare an Urban Water Management Plan (UWMP) on a 5-year basis, pursuant to the Urban Water Management Plan Act. EBMUD's Water Supply Management Program (2015) outlines a plan to meet the water needs of the district through 2040, and includes a growth element that requires written verification that water will be available for each project.

The EMBUD's 2015 UWMP updated the San Ramon General Plan 2035 by extending the term of water analysis through the year 2040. The UWMP water analysis developed water supply and demand management programs based on population, consumptive trends, local community policies, and projects future water demands by incorporating existing and planned conservation and water recycling programs.

EBMUD has a service area population over approximately 1.4 million with over 4,000 miles of distribution pipelines and a storage capacity of approximately 151,065 acre feet. The current total system storage as of April 24, 2018 is at 92 percent.[24]

In the vicinity of the project site there is an existing water trunk main located beneath San Ramon Valley Boulevard. Water service laterals extend to the project site providing potable water services to onsite uses. As part of the proposed development, new domestic and fire service water lines will be installed within the project site and will connect to the existing water main in San Ramon Valley Boulevard.

EBMUD has developed a Water Shortage Contingency Plan within the 2015 UWMP, which contains a section on drought management. EBMUD's Drought Management Plan guidelines have been revised significantly since the 2010 UWMP. The new guidelines incorporate new EBMUD measures such as a staged system of drought rates, new ordinances and penalties, and a supersaver recognition program. The Drought Management Plan guidelines also reflect EBMUD's experiences in 2014 and 2015 operating the Freeport facilities and taking Central Valley Project and transfer water for the first time. EBMUD also updated the guidelines in response to state drought actions in 2015 and 2016. The Drought Management Plan program includes four drought states and implements water use reduction measures according to severity of the drought.

EBMUD also provides recycled water at no charge to trucks for construction and other non-potable purposes through their Recycled Water Truck Program. Recycled water from EBMUD's main wastewater treatment pump station near the intersection of Dougherty Road and North Monarch Road will provide water to the project site via truck for purposes including, but not limited to, dust control, soil compaction, and power washing.

Through the San Ramon Valley Recycled Water Project, EBMUD has already installed infrastructure to provide recycled water to portions of eastern San Ramon. When complete, the project will include up to 75 miles of transition and distribution pipelines.

Wastewater

The Central Contra Costa Sanitary District (CCCSD) treats wastewater generated by the northern and central portions of the City of San Ramon. The wastewater treatment system is comprised of

[24] Water Supply Engineering Daily Report, prepared by East Bay Municipal Utility District, http://www.ebmud.com/water-and-drought/about-your-water/water-supply/water-supply-reports/daily-water-supply-report/, accessed April 24, 2018.

approximately 1,500 miles of gravity sewer pipes, 19 pump stations, 22.8 miles of force mains, and roughly 35,000 manholes. Wastewater from San Ramon is diverted north to CCCSD's wastewater treatment plant in Martinez by way of the San Ramon Interceptor. Treatment capacity is at approximately 54 mgd (average dry weather flow) with actual average treatment at approximately 35.6 mgd. The treatment plant uses ultraviolet disinfection and has other secondary treatment capabilities. A portion of the effluent is further treated and reintroduced as recycled water, while the rest is released into Suisun Bay. A planned capacity expansion of the interceptor is scheduled to occur at the end of the decade in order to accommodate anticipated increases of wastewater flows.

The Project's Preliminary Site Improvement Plan proposes two new sanitary sewer lines serving each of the two new facilities (Memory Care Facility and the Educational Facility) that will connect to the existing 6-inch sanitary sewer line under San Ramon Valley Boulevard.

Stormwater

In the surrounding area of the project site, storm drains convey runoff from impervious surfaces such as streets, sidewalks, and buildings to gutters that release to storm drains and creeks (and ultimately to the San Joaquin River). Storm water facilities within City limits are owned and maintained by the City of San Ramon. Stormwater runoff is untreated and carries with it any contaminants such as solvents, oils, fuels and sediment, as well as other debris that are picked up along the way by flowing water.

The General Plan lists maintenance activities, detention for increases of runoff, and placing structures above the 100-year flood plain among the top priorities in areas of new development. Policies relevant to the Project include the following:

> POLICY 9.4-I-2: Require new development to prepare hydrologic studies to assess storm runoff impacts on the local and subregional storm drainage systems and/or creek corridors. New development shall implement all applicable and feasible recommendations from the studies.
>
> POLICY 9.4-I-3: Require new development to provide a funding mechanism for ongoing maintenance of drainage facilities and other stormwater control measures. Maintenance may be by the City under contract, or by a private entity.
>
> POLICY 9.4-I-7: All new developments shall not increase runoff to the 100-year peak flow in the City's flood control channels or to local creeks and shall be substantially equal to pre-development conditions. All new storm water systems shall be in compliance with the requirements of the City's Stormwater Municipal Regional Permit issued by the San Francisco Regional Water Quality Control Board.
>
> POLICY 9.4-I-8: New development shall be required to locate buildings above the 100-year floodplain and outside the special flood hazard area to minimize potential flood damages.

Solid Waste

The City of San Ramon contracts with Valley Waste Management under an exclusive franchise agreement for solid waste collection services. These services include collection of all solid waste (commercial, industrial, and residential) and collection of residential recyclables and yard trimmings. Valley Waste Management collects solid waste generated in the City and delivers it to the Vasco Road Sanitary Landfill outside of Livermore. Recyclable and organic, compostable materials are sent

to the Davis Street Resource Recovery Complex and Transfer Station in San Leandro. The materials are then recycled, composted or sent to the Vasco Road Sanitary Landfill. As of October 31, 2016, the remaining capacity was 7.3 million cubic yards and the daily-accepted throughput was 2,518 tons per day.[25]

Senate Bill (SB) 1016 requires cities to report to the California Integrated Waste Management Board (CIWMB) the amount of garbage disposed in the landfill per person per day. Beginning in 2007, the CIWMB calculated San Ramon's per capita disposal target rate at 5.7 pounds of garbage per person per day. The objective is to be below this target rate, which is equivalent to a 50 percent diversion.

Utilities and Service Systems Impact Discussion:

5.19(a) (Exceed Wastewater Treatment Requirements) Less Than Significant Impact: The project would not exceed wastewater treatment requirements set forth by the Regional Water Quality Control Board, nor necessitate the expansion or construction of wastewater treatment facilities. The estimated wastewater generation of the proposed project falls within the capacity of the existing sanitary sewer lines and CCCSD's wastewater treatment plant as discussed in subsections 5.19 (b) and (e) below. The project does not propose any industrial uses that would generate wastewater requiring special treatment nor would it contain constituents exceeding applicable standards. Therefore, the project would not exceed wastewater treatment requirements and impacts would be less than significant.

5.19(b) (New On-Site Water or Wastewater Treatment Facilities) Less Than Significant Impact: Wastewater will be accommodated via the installation of proposed sanitary sewer lines within the project site that will connect to the existing 6-inch public sanitary sewer line within San Ramon Valley Boulevard. The proposed project's wastewater flows will be conveyed to CCCSD's wastewater treatment plant in Martinez, which has sufficient operating capacity to handle the additional flows generated by the project. There would be no new construction or expansion of domestic water or wastewater facilities as part of the proposed project. Therefore, the project would have a less than significant impact to water or wastewater treatment capacities. (Also see response 5.19(d) below for discussion on water facility impacts).

The expected wastewater generated by the project is consistent with the service needs anticipated by the San Ramon General Plan 2035 and will not require the expansion of treatment facilities or the construction of new facilities. Applicable City Water and Wastewater Capacity fees will be collected in order to fund planned improvements.

5.19(c) (Require New Stormwater Facilities) Less Than Significant Impact: Construction of the proposed project will increase the amount of impervious surfaces on the project site. The increase to the existing impervious surfaces onsite is limited to the proposed building footprints and associated drive aisles and parking areas.

The project has been designed with the integration of Low Impact Design (LID) measures. Proposed LID measures include bio-retention planters and other landscaped areas that will capture runoff during precipitation events and provide for the continuous treatment and filtration of stormwater

[25] CalRecycle, Facility/Site Summary Details, Vasco Road Sanitary Landfill (01-AA-0010), http://www.calrecycle.ca.gov/SWFacilities/Directory/01-AA-0010/Detail/, accessed May 11, 2018.

runoff. The project also includes new storm drainage infrastructure. A new storm drain pipe will extend from the new educational building and convey flows to bio-retention planters for infiltration and discharge to the existing storm drain line within the driveway. A new storm drain pipe for the memory care facility would discharge to a bio-retention planter for pre-treatment before ultimately discharging via a new manhole to the 60 inch storm drain system.

The proposed project is not expected to significantly increase runoff relative to the existing condition since the project site will be improved with LID measures and an onsite storm drain system that conveys runoff to existing storm drain system with sufficient capacity. The project does not necessitate new or expanded stormwater facilities or infrastructure and impacts will be less than significant.

5.19(d) (Sufficient Water Supplies) Less Than Significant Impact: This project will not create a new water demand that exceeds available water supplies. As noted, EBMUD updated their Urban Water Management Plan (UWMP) in 2015 and outlines how EBMUD will meet water needs for its service area through 2040. The 2015 UWMP projected that by 2035 (expected General Plan buildout year) the gross water demand would be 304 mgd. It further estimated that implementation of water demand reduction programs would achieve a water savings of 57 mgd. The net demand projected for EBMUD's water service area is 229 mgd at buildout of the San Ramon General Plan. These demand figures are within the available EBMUD supply capacity.

The San Ramon General Plan 2035 also contains a number of implementing policies that promote water conservation and establishes performance standards for infrastructure and requiring mitigation fees for new development to ensure adequate water supply availability for new projects.

Furthermore, new development projects within the City are subject to General Plan policies 8.6-I-1 through 8.6-I-4, which stipulate indoor and outdoor conservation measures, measures necessary to accommodate non-potable water services, and adherence to the State Model Water Efficient Landscape Ordinance (MWELO). The existing water supplies, facilities and infrastructure are sufficient to meet the demands of the project without the need for substantial expansion or new construction. Therefore, impacts to water supplies as a result of the project will be less than significant.

5.19(e) (Wastewater Treatment Capacity) Less Than Significant Impact: The addition of a memory care facility with 29 units and 54 beds and an educational building that would serve 195 students, is well within the flow capacity analyzed as part of the General Plan. The proposed project will not generate wastewater that exceeds the capacity of CCCSD's wastewater treatment plant when added to existing and projected commitments in the service area. As previously discussed, collection and treatment capacity is sufficiently below maximum capacity to serve development within the service area in addition to the wastewater that will be generated by the proposed project. Therefore, the project will have less than significant impacts related to the adequacy or capacity of wastewater treatment facilities.

5.19(f-g) (Landfill Capacity) Less Than Significant Impact: During construction, the project would generate solid waste from removal of existing improvements and site features including concrete, asphalt, vegetation, and trees. Construction activities will also generate solid waste associated with construction materials. Consistent with the 2016 Cal Green Tier 1 Mandatory Measures, the applicant will be required to recycle or salvage at least 65 percent of nonhazardous construction and demolition waste and prepare a Construction Waste Management Plan that documents the

diversion of materials as required by CalGreen.[26] Accordingly, impacts associated with construction waste will be less than significant.

At operation, the project would continue to generate additional solid waste. Although the waste stream generated by the project is expected to increase during construction and operation, relative to existing conditions onsite, it is not expected to exceed landfill capacity and is not expected to result in violations of federal, state, or local statutes and regulations related to solid waste. Therefore, implementation of the project will result in less than significant impacts to the local landfill's permitted capacity for solid waste disposal, as well as federal, state, and local statutes and regulations.

Mitigation Measures: None Required.

5.20. MANDATORY FINDINGS OF SIGNIFICANCE (CAL. PUB. RES. CODE §15065)

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental	☐	☐	☒	☐

26 California Green Building Standards Code (2016), Effective January 2, 2017.

effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Mandatory Findings Discussion:

5.20(a) (Degrade the Environment): Less Than Significant Impact: The project is located within the City of San Ramon's UGB and is consistent with the General Plan Land Use designation for the site, including its goals, policies and programs of the City. With implementation of mitigation measures set forth above under Biological Resources, Cultural Resources and Hydrology and Water Quality, the project's potential environmental impacts would be reduced to levels below significance. As such, the project will not degrade the quality of the environment, reduce habitat, or adversely affect cultural resources. Therefore, the project will have less than significant impacts due to degradation of the environment.

5.20(b) (Cumulatively Affect the Environment) Less Than Significant Impact: The CEQA Guidelines defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or increase in environmental impacts. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the proposed project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (Guidelines, Section 15355(a)(b)).

The proposed project is consistent with the City's General Plan and the zoning requirements. The project will not promote further development beyond what is called for by the City's General Plan or the accompanying EIR.

The General Plan EIR identified significant and unavoidable impacts due to air quality (for inconsistencies with the 2010 Clean Air Plan), criteria pollutants (for cumulatively considerable net increase of pollutants for which the area is in non-attainment) and growth inducement (for exceeding ABAGs 2030 projections). A statement of overriding consideration was adopted for the significant and unavoidable impacts identified due to buildout of the City's General Plan. This environmental document tiers off of the General Plan EIR (SCH No.: 2000082002).

The project is consistent with the surrounding land uses and implements the intent of the UGB through the development of an underutilized parcel in an existing urbanized area. Public utilities and service providers have sufficient capacity to fully serve to the proposed project and maintain adequate levels of service to existing and planned future users.

Potential environmental impacts associated with the proposed project will remain at, or be mitigated to, less than significant levels. The project does not increase the severity of any of the cumulatively considerable impacts from the levels identified and analyzed in the General Plan EIR. There are no other components of the project that would result in cumulative impacts not previously considered in the General Plan EIR. Therefore the project's cumulative impacts will be less than significant.

5.20(c) (Substantial Adverse Effect on Humans) Less Than Significant Impact: The project has the potential to result in adverse impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise and circulation that has the potential to either directly or indirectly affect human beings. With mitigation measures set forth above, the project will have less than significant environmental effects that would directly or indirectly impact human beings onsite or in the project vicinity. Therefore, the project will have less than significant impacts due to substantial adverse environmental effects.

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6. REFERENCE DOCUMENTS

The following resources were prepared in order to further identify project specific parameters. Copies of these technical documents are incorporated herein by reference and are available for review during normal business hours at the City of San Ramon, Planning Services Division 2401 Crow Canyon Road, San Ramon, California 94583.

6.1. TECHNICAL APPENDICES

A. Church of the Valley Planning Submittal Set (Site Plans, Improvement Plans and Architectural Plans) dated September 28, 2018.

B. Arborist Report, prepared by Katie J. Krebs, November 14, 2017; Addendum No. 1 January 22, 2018; Addendum No. 2 June 6, 2018; and Addendum No. 3 July 20, 2018.

C. Figures C-1 through C-9, prepared by M-Group, May 2018:

- C-1 Important Farmland Map
- C-2 Forest Land
- C-3 Faults
- C-4 Alquist-Priolo Zones
- C-5 Shaking Hazard
- C-6 Liquefaction Susceptibility
- C-7 Landslide Potential
- C-8 Fire Hazard Severity Zones
- C-9 FEMA Flood Hazard

D. Church of the Valley Memory Care and Education Facilities Air Quality Assessment, prepared by Illingworth & Rodkin, October 8, 2018.

E. Biological Resource Analysis, prepared by Monk & Associates, December 5, 2017; Church of the Valley Project, Review of Biological Impacts from Site Plan Modifications, June 13, 2018.

F. Cultural Resources Study, prepared by Evans & De Shazo, May 24, 2018.

G. Geotechnical Feasibility Assessment, prepared by ENGEO, October 13, 2017; ENGEO Church of the Valley Educational and Memory Care Buildings, June 12, 2018.

H. Phase I Environmental Site Assessment, prepared by AEI Consultants, September 19, 2017; AEI Consultants Site Development Update/Phase I ESA, June 13, 2018.

I. Limited Phase II Subsurface Investigation, prepared by AEI Consultants, August 7, 2018.

J. Acoustical Study, prepared by Wilson Ihrig, July 11, 2017; Church of the Valley Final Design Plan Drawings, prepared by Wilson Ihrig, June 14, 2018.

K. Traffic Impact Study, prepared by TJKM, July 31, 2018.

6.2. OTHER DOCUMENTS REFERENCED

1. *2008 Energy Action Plan Update*, prepared by the California Energy Commission, http://www.energy.ca.gov/2008publications/CEC-100-2008-001/CEC-100-2008-001.PDF, accessed April 3, 2018.
2. *2011 Energy Efficiency Strategic Plan*, prepared by the California Energy Commission, http://www.energy.ca.gov/ab758/documents/CAEnergyEfficiencyStrategicPlan_Jan2011.pdf, accessed April 3, 2018.
3. *BAAQMD 2017 Bay Area Clean Air Plan*, prepared by the Bay Area Air Quality Management District, April 2017.
4. *California Department of Conservation Farmland Mapping and Monitoring Program.*
5. *California Environmental Quality Act Air Quality Guidelines*, prepared by the Bay Area Air Quality Management District, May 2017.
6. *California Scenic Highway Mapping System,* http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed April 20, 2018.
7. City of San Ramon General Plan 2035.
8. City of San Ramon General Plan EIR.
9. Draft 2015 Congestion Management Program for Contra Costa, prepared by Contra Costa Transportation Authority, July 2015.
10. *Facility/Site Summary Details, Vasco Road Sanitary Landfill (01-AA-0010)*, CalRecycle, http://www.calrecycle.ca.gov/SWFacilities/Directory/01-AA-0010/Detail/, accessed May 11, 2018.
11. *Fire Hazard Severity Zones in SRA for Contra Costa County*, prepared by CAL FIRE, adopted November 7, 2007.
12. San Ramon Bicycle Master Plan, April 2018.
13. San Ramon Climate Action Plan, 2011.
14. *University of California Museum of Paleontology, Miocene Mammal Mapping Project (MioMap),* http://www.ucmp.berkeley.edu/miomap/, accessed April 13, 2018.
15. *Urban Water Management Plan,* prepared by East Bay Municipal Utility District, 2015.
16. Water Supply Engineering Daily Report, prepared by East Bay Municipal Utility District, http://www.ebmud.com/water-and-drought/about-your-water/water-supply/water-supply-reports/daily-water-supply-report/, accessed April 24, 2018.

7. MITIGATION MONITORING AND REPORTING PROGRAM

City of San Ramon, California

Planning/Community Development Department

Planning Division

2401 Crow Canyon Rd, San Ramon, CA 94583

Project Name:	**Church of the Valley Memory Care and Education Facilities**
File Number:	**DP 17-300-011; AR 17-200-051; MS 17-910-001; LUP 18-500-003; LUP 17-500-004); MUP 17-501-028; MUP 18-501-002; MUP 18-500-004**
Address/Location:	**19001 San Ramon Boulevard, City of San Ramon, CA**

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in according to Section 21081.6 of the California Environmental Quality Act (CEQA) and 15097 of the CEQA Guidelines, which requires a MMRP as part of the Mitigated Negative Declaration (MND) process. The results of the environmental analysis, including findings related to the proposed mitigation measures, are documented in the Final MND.

CEQA requires that agencies adopting MNDs take the necessary steps to ensure that designated mitigation measures are appropriately implemented during all stages of the project including construction, throughout the project buildout, and during operation. Therefore, the purpose of this MMRP is to document execution of required mitigations, identify the appropriate entity responsible for mitigation monitoring and reporting, document and establish frequency/duration of monitoring and reporting, and ultimately to ensure compliance.

The following MMRP matrix lists each of the mitigation measures adopted as a condition of project approval, the method required for implementation, the party or permit responsible for implementing the measures, the timeframe for which the measure is relevant, and the status of compliance.

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
Air Quality				
AQ-1: Latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Incorporation into project design and construction documents; monitoring during scheduled inspections.	City of San Ramon The City's Public Works Inspector will perform visual inspections during grading to assure that these are executed.	Prior to grading and building permits and during project construction.	
AQ-2: To reduce potential impacts to air quality during construction, the project shall develop and implement a plan demonstrating that off-road equipment used on-site to construct the project would achieve a fleet-wide average 75 percent reduction, or more, in particulate matter exhaust emissions. Examples of how to achieve this reduction include the following:	Proof of standards compliance; monitoring during scheduled inspections.	City of San Ramon and Contractor	Prior to issuance of grading and building permits.	

MITIGATION MEASURES	METHOD OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	ACTION SCHEDULE	VERIFICATION OF COMPLETION
1. Diesel-powered off-road equipment larger than 25 horsepower operating on-site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 3 engines that include CARB-certified Level 3 Diesel Particulate Filters. 2. Require the use of construction equipment that is alternatively-fueled (non-diesel). 3. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. 4. Minimize the idling time of diesel powered construction equipment to two minutes. 5. All construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM. 6. Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.				
AQ-3: To reduce TAC exposure to children from I-680 traffic emissions, the new Educational building shall be equipped with a high-efficiency filtration system, rated MERV-13 or higher. An ongoing maintenance plan for HVAC air filtration systems shall be implemented and approved by the City. The Church of the Valley shall maintain the filtration system in optimal condition with upgrades and replacement as the system ages.	Specifications to be included on construction plans and verified during scheduled inspections.	Contractor, operator and City of San Ramon	Prior to issuance of occupancy.	
Biological Resources				

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
BIO-1: In order to avoid impacts to the riparian corridor, the applicant shall revegetate with riparian plant species, provide enclosed trash receptacles (outside of the riparian corridor), and shall abstain from the use of mulch or any other substitute that may enter into the creek. Riparian plantings shall be maintained to ensure that the canopy is enhanced and the understory restored. Non-native and invasive ornamental landscaping shall be precluded from use proximate to the creek. Replacement of the riparian tree to be removed (coast live oak) shall be planted near the creek to contribute to the existing riparian canopy. Any further requirements set forth in the Streambed Alteration Agreement (SBAA) from the CDFW, such as re-establishment at a ratio of 1:1, and specific erosion control measures near the creek, shall also be implemented.	Incorporate provisions into landscaping and construction plans; on-site observations and inspections.	Contractor, Project Biologist, City of San Ramon and/ or CDFW	Prior to issuance of grading and building permits.	
BIO-2: In order to avoid impacts to birds protected under the Migratory Bird Treaty Act, site preparation activities including the removal of trees and building demolition should occur outside of the bird-nesting season, which is between September 1st and January 31st. If work occurs during the bird-nesting season between February 1st and August 31st, a pre-construction bird nesting survey shall be conducted no more than 15 days prior to building demolition or tree removal. The bird nesting survey will include both an examination of buildings and all trees onsite and within 200 feet of the zone of influence. The zone of influence includes areas offsite where birds could be disturbed by earth-moving vibrations and/or other construction-related noise such as within the riparian corridor.	Incorporate timing provisions into project construction plans; submittal of pre-construction survey results; on-site observations and inspections.	Contractor, Project Biologist, and City of San Ramon	Not more than 15 days prior to site-disturbing activities.	

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist will establish a temporary protective nest buffer around the nest(s). The nest buffer will be staked or fenced to establish a perimeter. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds such as raptors. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1st unless it is determined by a qualified ornithologist/biologist that the young have left the nest and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed and construction may commence in established nesting buffers without further regard for the nest site. The biologist conducting the surveys shall provide the City Planning/Community Development Department with a report detailing the results of the survey and any mitigation recommendations, as warranted, if tree removal or demolition activities occur between February 1st and August 31st.	If grading occurs during the nesting season, provide a report documenting the pre-construction survey.			
BIO-3: In order to mitigate the removal of the one (1) Protected coast live oak, two (2) Protected sweetgum, three (3) Protected crape myrtle, three (3) Protected Raywood Ash, and four (4) Protected London plane trees the applicant shall include the planting of at least 22, 15-gallon and larger trees, of the same	Incorporate provisions into project construction plans; on-site	Contractor, Project Arborist, and City of San Ramon	Prior to issuance of a grading permit.	

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
genus and species as those removed, onsite as part of the project's proposed landscaping in accordance with the City's Tree Preservation and Protection Ordinance.	observations and inspections.			
Cultural Resources				
CUL-1: A preconstruction meeting shall be held prior to commencement of ground-disturbing activities in order to familiarize the project supervisor, contractors, and equipment operators with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered, and the proper procedures to follow in the event that archaeological deposits or artifacts are observed.	Provide the City a copy of a contract with a qualified archeologist.	Contractor, Project Archeologist and City of San Ramon	Prior to ground disturbing activities. Prior to issuance of a grading permit.	
CUL-2: If a potentially significant prehistoric or historic resource is encountered during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, all work within a 25-foot radius of the find (or as otherwise directed by a qualified archaeologist) shall be redirected until the archaeologist assesses the find, consults with the appropriate individuals and agencies, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for eligibility for listing in the California Register of Historical Resources. If the deposit is determined not to be eligible for listing, mitigation will not be necessary. If the deposit is determined eligible for listing, adverse effects on the deposits shall be mitigated.	Site inspections; submittal of any treatment recommendation documentation.	Contractor, Project Archeologist, and City of San Ramon	In the event that resources are encountered.	
Geology / Soils				

MITIGATION MEASURES	METHOD OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	ACTION SCHEDULE	VERIFICATION OF COMPLETION
GEO-1: A design-level geotechnical and geologic investigation report shall be completed and submitted to the City of San Ramon for review prior to issuance of grading and construction permits. The investigation shall include site-specific subsurface investigation (e.g. borings, test pits, geophysical methods, etc.) and laboratory testing sufficient to further characterize Project Area geologic materials and their anticipated response to seismic activity. The geotechnical study should also include a reevaluation of the findings of the Geotechnical Feasibility Assessment prepared by ENGEO (October 2017). If needed, the geotechnical study will include a fault investigation study to identify appropriate setbacks for the structures within 50 feet of an active fault trace. The design-level geotechnical investigation report shall be signed and stamped by appropriately licensed professionals and at the City's discretion may be subject to a peer review. Construction of Project improvements shall be in compliance with the design-level geotechnical and geologic investigation report approved by the City.	Incorporate into project design and construction documents.	Project Geologist, and City of San Ramon	Prior to the issuance of grading, building and occupancy permits.	
GEO-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.	Incorporate into project design and construction documents.	Project Geologist, and City of San Ramon	Prior to the issuance of grading permits.	
Hydrology / Water Quality				
HYDRO-1: In accordance with the National Pollution Discharge Elimination System regulation, the applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) prior	Approval of SWPPP; on-site inspection.	City of San Ramon; and Developer	Prior to the issuance of grading	

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
to construction. The SWPPP shall address erosion and sediment controls, proper storage of fuels, temporary erosion control including fiber rolls, staked straw bales, geofabric, and sandbag, and identification for use and cleanup of hazardous materials. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. A Notice of Intent, fees, and other required documentation shall be filed with the Regional Water Quality Control Board. During construction a monitoring report shall be conducted weekly during dry conditions and three times a day during storms that produce more than 1/2" of precipitation.			permits and ongoing throughout construction.	
HYDRO-2: Should construction dewatering be required, the applicant shall either reuse the water on-site for dust control, compaction, or irrigation, retain the water on-site in a grassy or porous area to allow infiltration/evaporation, or obtain a permit to discharge construction water to a sanitary sewer or storm drain. Discharges shall require a one-time special discharge permit from the Central Costa County Sanitary District and shall operate in compliance with the District's NPDES Discharge Permit CA0037648, adopted April 17, 2017 (Order No R2-2017-0009). Measures may include characterizing the discharge and ensuring filtering methods and monitoring to verify that the discharge is compliant with the local wastewater discharge requirements. Discharges to a storm drain shall be conducted in a manner that complies with the California Regional Water Quality Control Board San Francisco Bay Region Order No. R2-2015-0049, Municipal Regional NPDES Permit No. CAS612008, and the Contra Costa Clean Water Program and Implementing Standards for Erosion and Sediment Control. In the event that groundwater is	Attainment of water discharge permit; on-site inspection.	City of San Ramon; Central Costa County Sanitary District; and Developer	Prior to the issuance of grading permits.	

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
discharged to the storm drain system, the applicant shall submit permit registration documents for the SWPPP including characterization of the discharge specific BMPs.				
Noise				
NOI-1: Sound rated windows and doors shall be required and design level acoustical analysis shall be performed showing that interior noise levels of 45-dBA or below are achieved at the residential units of the memory care facility. The exact window and door sound ratings will depend on the final design of the buildings including the size of windows/doors and composition of exterior walls. A final determination of the required window and door sound ratings shall be made during the architectural design phase to assure that the interior goal of 45 dBA (DNL) is achieved. All residential units for the memory care facility shall be equipped with mechanical ventilation systems in order to achieve interior temperature controls without the need to open windows.	Incorporate into project design and construction documents.	City of San Ramon; and developer	Prior to the issuance of occupancy certification.	
NOI-2: The exterior roof, wall and window assemblies at the east façade of the new school building exposed to transportation noise, shall be designed to provide a 40 dBA Leq interior noise environment from the peak traffic noise hour. A design level acoustical analysis shall be performed showing that interior noise levels of 40 dBA Leq or below are achieved at the east façade of the new building. A final determination of the required roof, wall, and window assemblies **shall** be made during the architectural design phase to assure that the interior goal of 40 dBA Leq is achieved.	Incorporate into project design and construction documents.	City of San Ramon; and developer	Prior to the issuance of occupancy certification.	

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
NOI-3: The design, location and/or screening for HVAC equipment shall be selected with the following design targets and performance standards: Educational Building HVAC Design and install the HVAC equipment to achieve a noise level of approximately 50 dBA at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction: 1. Locate HVAC equipment on the west side of the building, at least 75 feet from the property lines. 2. The HVAC unit should achieve a sound power level of 85 dBA or less for one unit or a sound power level of 82 dBA or less for two units. 3. In the event that HVAC selection exceeds a sound power level of 85 dBA then a sound screen of 5 to 8 feet or greater shall be provided around the unit contain noise. 4. Automate HVAC operating hours to preclude nighttime hours when the school building is not occupied. Memory Care Facility HVAC Design and install the HVAC equipment to achieve a noise level of approximately 55 dBA (daytime) and 45 dBA (nighttime) at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction:	Incorporate into project design and construction documents.	City of San Ramon; and developer	Prior to the issuance of building permit and occupancy certification.	

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
1. HVAC equipment located on the south side of the Memory Care building shall achieve a sound power rating below 75 dBA and shall be contained within an effective sound screen. 2. HVAC equipment located on the roof of the Memory Care building shall achieve a sound power rating of less than 80 dBA and shall be contained within an effective parapet wall for screening. <u>Memory Care Facility Emergency Generator</u> Design and install the emergency generator to achieve a noise level of approximately 57 dBA during daytime testing at the nearest property line, which would achieve a noise level at least 5 dBA below the current (2018) ambient conditions. The following measures, or their equivalent, would achieve this noise level reduction: 1. The generator selected shall be a "quiet unit" with published sound pressure levels that with an enclosure achieves a sound pressure level of 64 dBA or less, which must be sited no closer than 50 feet from the west or south property line. 2. The generator shall be located as far as possible from property lines and the school building. 3. Locating the generator on the roof shall be accompanied by an acoustical screen or parapet wall.				
NOI-4: The project applicant/construction contractors shall implement a site-specific construction noise reduction program, subject to the Planning and Building Services Divisions review and approval. The noise reduction program shall include, but is not limited to, the following measures:	Submittal and approval of program documentation; onsite inspection.	City of San Ramon; developer; and acoustical engineer.	Prior to start issuance of grading permit and during all	

Mitigation measures	Method of Verification	Responsible for verification	Action schedule	Verification of completion
1. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:30 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays and Sundays. No construction shall be permitted on holidays. 2. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above. 3. Select quiet construction equipment, particularly air compressors, whenever possible. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). All construction equipment powered by internal combustion engines shall be properly muffled and maintained. 4. All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines shall be prohibited. 5. All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the church, pre-school and surrounding residences. 6. The equipment staging location shall be sited as far as possible from onsite and nearby sensitive receptors including the church, pre-school, and surrounding residences. 7. Prior to the issuance of building permit, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction			construction activities.	

MITIGATION MEASURES	METHOD OF VERIFICATION	RESPONSIBLE FOR VERIFICATION	ACTION SCHEDULE	VERIFICATION OF COMPLETION
noise. These measures shall include but are not limited to the following: • A sign posted on-site with permitted construction days and hours, who to notify in the event of a noise related problem and a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); • The designation of an on-site construction complaint and enforcement manager for the project; • Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; • A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.				